

Full Size or Largest Size
(site plan, landscape, elevations)

SITE INFORMATION

9875 East McDowell Mountain Ranch Road, Scottsdale, AZ
Parcel 217-14-038A

9909 East McDowell Mountain Ranch Road, Scottsdale, AZ
Parcel 217-14-037A

SITE DATA

PROJECT DATA ZONING: C-O PCD

NET SITE AREA: 222,068 SF = 5.097 AC

GROSS SITE AREA: 246,476 SF = 5.658 AC

MAXIMUM BEDS ALLOWED SPECIALIZED CARE:
80 BEDS/GR AC x 0.4 GR AC = 32

MAXIMUM UNITS ALLOWED MINIMAL CARE:
40 UNITS/GR AC x 5.258 GR AC = 210

PROPOSED BEDS SPECIALIZED: 29 (IN 22 UNITS)

PROPOSED UNITS MINIMAL: 139

PARKING CALCULATION

PARKING REQUIRED SPECIALIZED CARE: 0.7/BED = 0.7 x 33 = 23.1
PARKING REQUIRED MINIMAL CARE: 1.25/UNIT = 1.25 x 139 = 173.75

TOTAL PARKING REQ.: 23.1 + 173.75 = 197

TOTAL PARKING PROVIDED = 119 (113 + 6 ADA)
REQUIRED ADA PARKING 0.04 x PROVIDED PARKING = 6

* BASED ON PARKING STUDY

BICYCLE PARKING PROVIDED: 129/10 = 13

* BASED ON PARKING STUDY

TRASH COMPACTOR CALCULATION

1 STANDARD BIN = 4 CUBIC YARDS
1 BIN REQUIRED PER 20 UNITS
(4CY/20 UNITS) 161 UNITS = 33 CUBIC YARDS REQUIRED

COMPACTORS:
@ A 4:1 RATIO FOR COMPACTORS

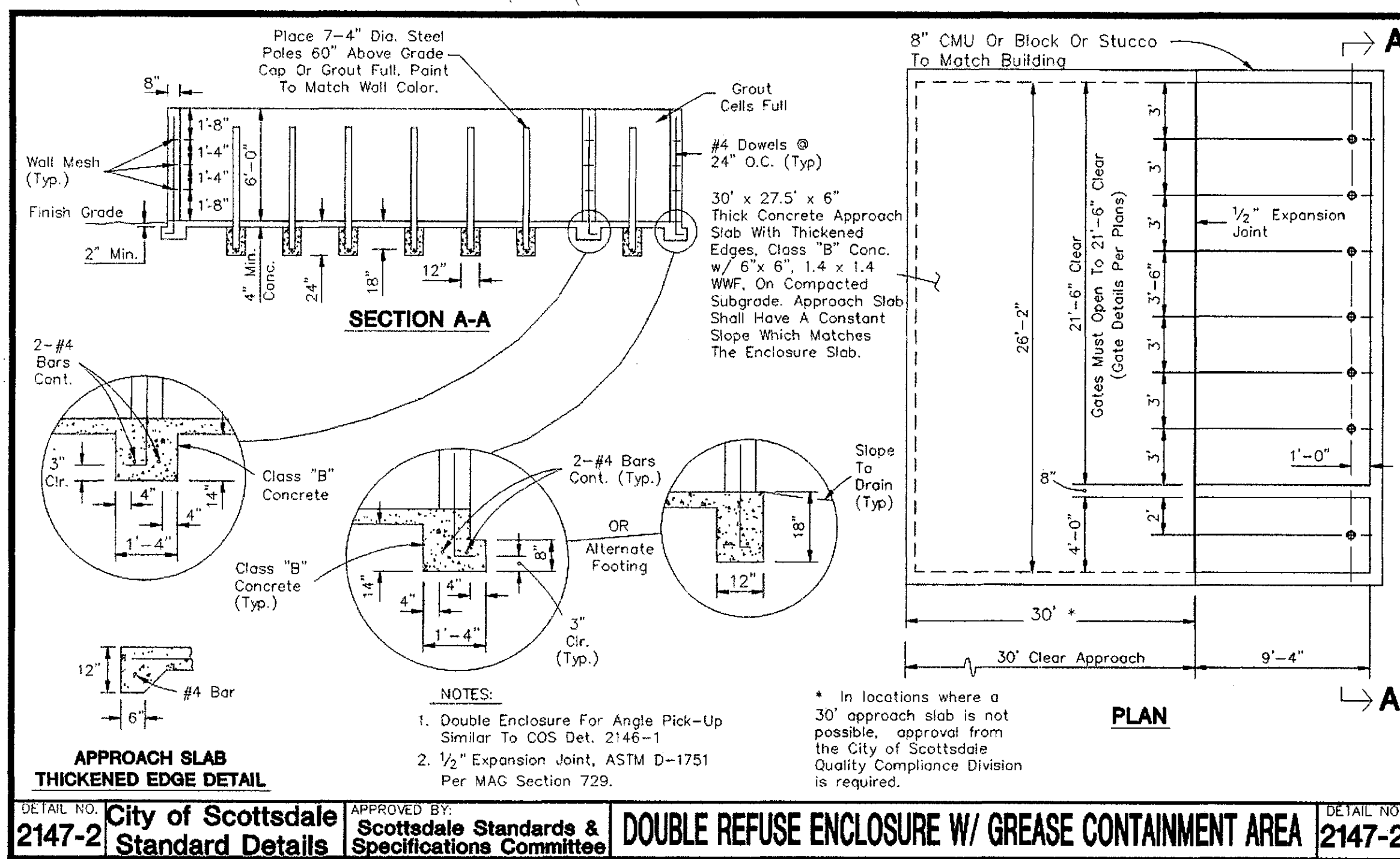
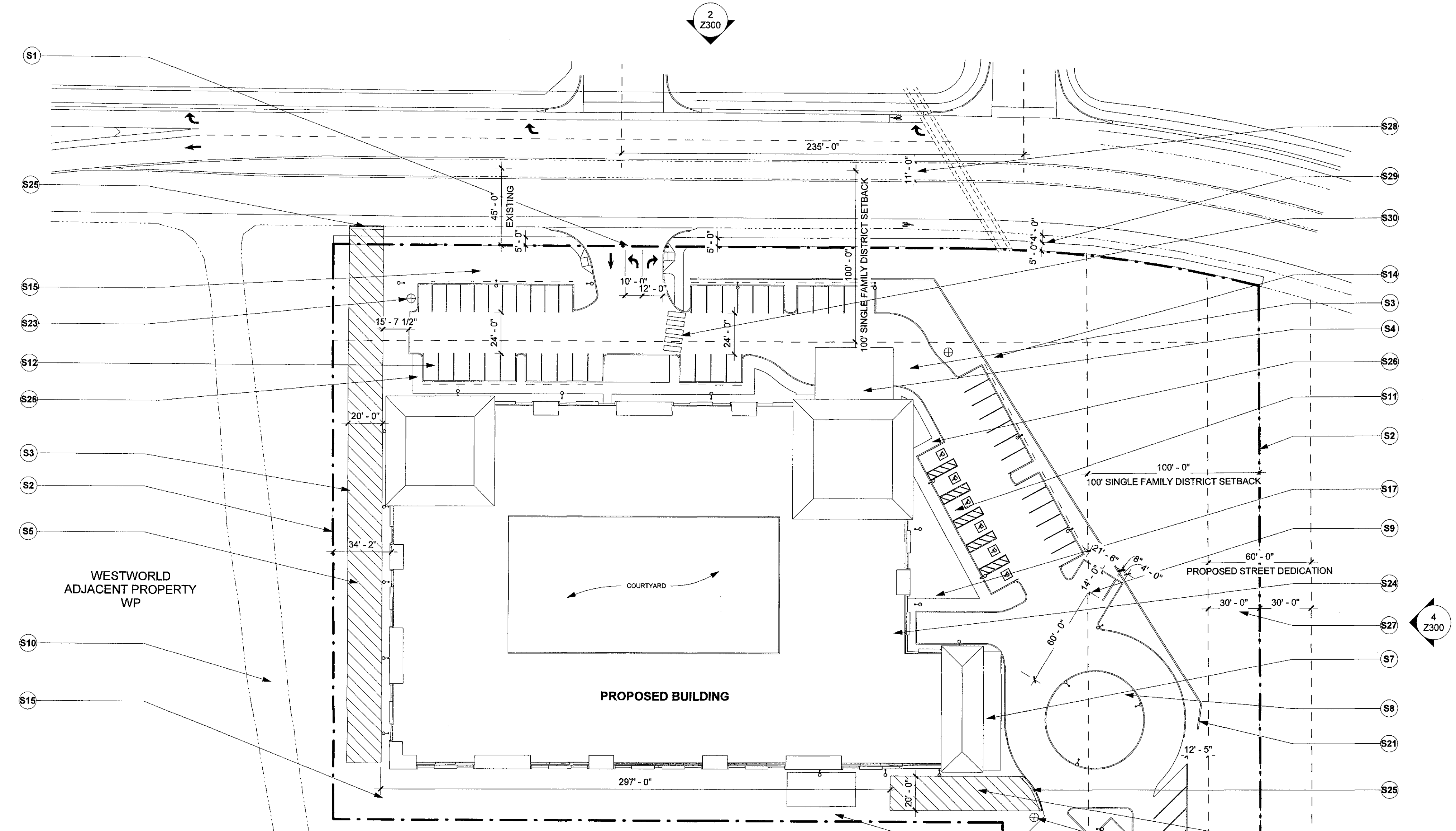
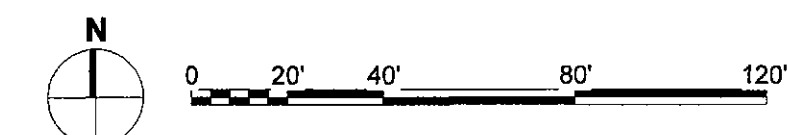
PROVIDED:
(1) 6 CUBIC YARD COMPACTOR = 24 CY
(1) 4 CUBIC YARD COMPACTOR = 16 CY

TOTAL CUBIC YARDS PROVIDED = 40

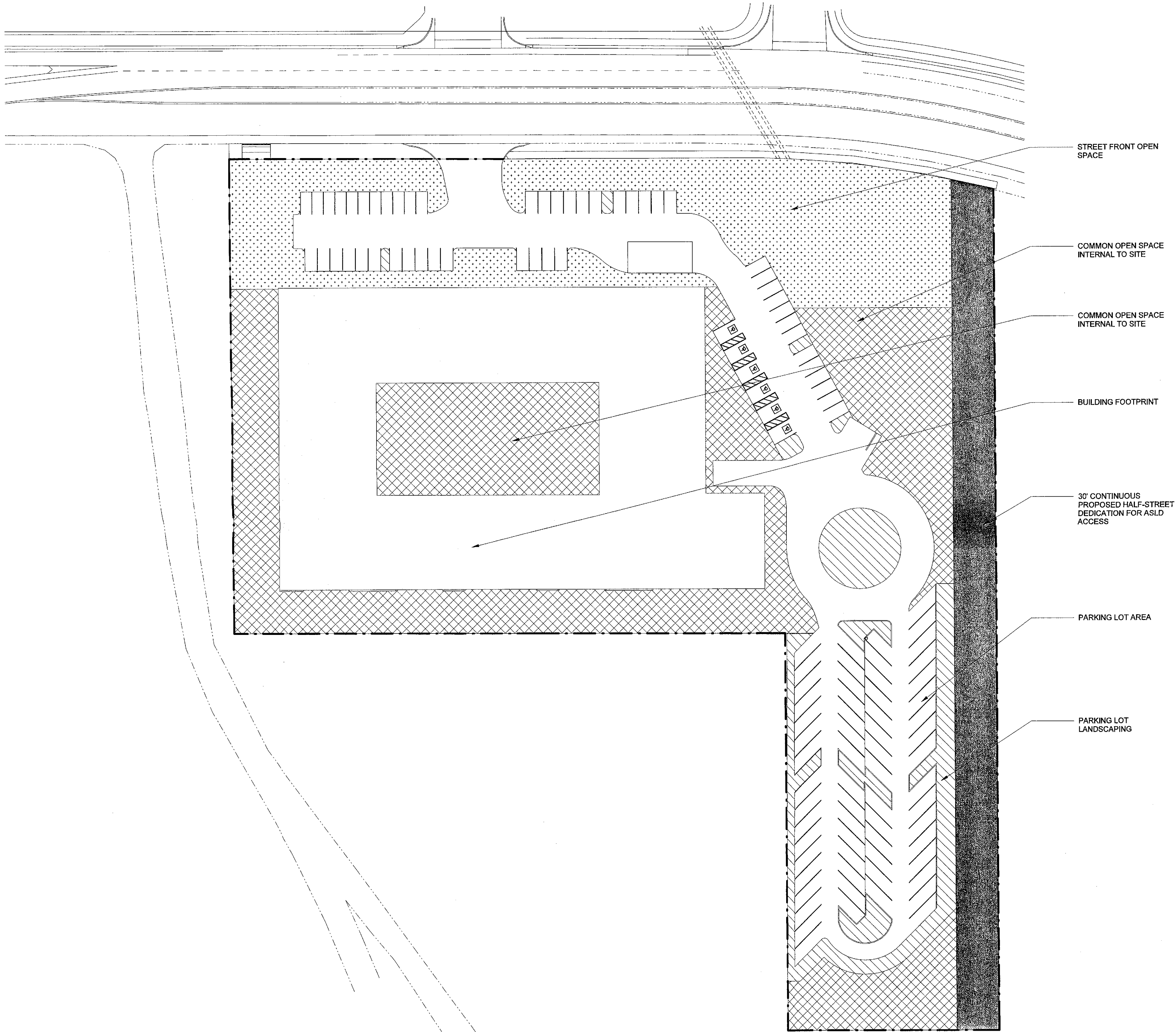
KEYNOTE LEGEND - PLAN (PG)

KEY VALUE	KEYNOTE TEXT
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S1	PROPOSED DRIVEWAY ENTRANCE
S2	PROPERTY LINE
S3	FIRE LANE, 24' WIDTH, 49' TURNING RADIUS, 55' CLEARANCE RADIUS
S4	MAIN ENTRANCE
S5	ONE WAY ALTERNATIVE SURFACE FIRE LANE, 20' WIDTH
S6	PROPOSED MEMORY CARE GARDEN
S7	MEMORY CARE ENTRY
S8	LANDSCAPE ISLAND
S9	TRASH COMPACTOR AND ENCLOSURE WITH GREASE CONTAINMENT AREA MODIFIED SD 2147-2 (ATTACHED), (PROVIDED 1-6CY COMPACTOR AND 1-4CY COMPACTOR)
S10	EXISTING CRUSHED ASPHALT DRIVEWAY TO BOR BASIN
S11	ACCESSIBLE PARKING, 11'-0" X 18'-0" STALL WITH 5'-0" ACCESS AISLE
S12	STANDARD PARKING AT LANDSCAPE/SIDEWALK, 9'-0" X 18'-0" WITH 2' OVERHANG
S13	STANDARD PARKING, 9'-0" X 18'-0"
S14	100' SINGLE FAMILY DISTRICT SETBACK
S15	LANDSCAPE AREA
S16	LANDSCAPE/RETENTION AREA
S17	PROPOSED BICYCLE PARKING
S21	RETAINING WALL
S23	FIRE HYDRANT
S24	FIRE RISER ROOM WITH EXTERIOR DOOR
S25	MOUNTABLE CURB
S26	6' FOOT CONTINUOUS SIDEWALK
S27	PROPOSED HALF-STREET DEDICATION FOR ASLD ACCESS
S28	11' AUXILIARY LANE
S29	NEW CURB/GUTTER, 5' SIDEWALK AND 4' LANDSCAPING B.O.C.
S30	PEDESTRIAN CROSSWALK



APPROVED BY: City of Scottsdale Standard Details
Scottsdale Standards & Specifications Committee
DOUBLE REFUSE ENCLOSURE W/ GREASE CONTAINMENT AREA
2147-2



OPEN SPACE CALCULATION

PROJECT DATA ZONING: C-O PCD

NET LOT AREA: 222,068 SF = 5.097 AC

BUILDING HEIGHT= 48' MAXIMUM HEIGHT PER ZONING. SEE SHEET Z057 FOR PROPOSED BUILDING HEIGHTS RELATIVE TO TOPO

REQUIRED OPEN SPACE = 0.24 x NET LOT AREA
= 0.24 x 222,068 = 53,296.32 SF

TOTAL OPEN SPACE PROVIDED ONSITE
30,956 (FRONTAGE) + 54,266 (COMMON) = 85,222 SF
THIS TOTAL OPEN SPACE PROVIDED IS MINUS THE HALF-STREET DEDICATION FOR ASLD ACCESS, WHICH IS = 17,926 SF

McDOWELL MOUNTAIN RANCH ROAD
LINEAL FEET: 540.6'

FRONTAGE OPEN SPACE REQUIRED:
0.5 OF TOTAL OPEN SPACE EXCEPT AS FOLLOWS:
(A) MIN 20 SF/LF OF STREET FRONTAGE
(B) MAX 50 SF/LF OF STREET FRONTAGE

FRONTAGE OPEN SPACE REQUIRED:
0.5 X 54,266 = 27,133 SF
EXCEPTIONS:
(A) 20 SF MIN = 20 X 540.6' = 10,812 SF
(B) 50 SF MAX = 50 X 540.6' = 27,030 SF

TOTAL FRONTAGE OPEN SPACE PROVIDED = 30,956 SF

TOTAL PARKING LOT AREA = 53,298 SF
TOTAL PARKING LOT LANDSCAPING REQUIRED = 53,298 x .15
= 7,994 SF
TOTAL PARKING LOT LANDSCAPING PROVIDED = 11,018 SF

GRAPHIC LEGEND	
	DENOTES FRONTAGE OPEN SPACE 30,956 SF TOTAL
	DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE 54,266 SF TOTAL
	DENOTES PARKING LOT LANDSCAPING 11,018 SF TOTAL
	DENOTES PROPOSED HALF-STREET DEDICATION FOR ASLD ACCESS 17,926 SF TOTAL
	DENOTES PARKING LOT AREA 53,298 SF TOTAL



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OWNER

SOVEREIGN GROUP OF COMPANIES, INC.

10405 E. McDowell Mountain Ranch Rd
Scottsdale, AZ 85255

CONSULTANTS



PROJECT INFORMATION

Senior Living at McDowell Mountain Ranch
9909 East McDowell Mountain Ranch Road,
Scottsdale, AZ

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Arizona

Name

REGISTRATION NO. DATE
Number Date

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JOB NO. DATE
700-770 08.13.19

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	5.13.19	ZONING PACKAGE
2	8.13.19	ZONING RESUBMITTAL

ZONING PACKAGE
05.10.19

OPEN SPACE

Z051



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ISSUE #

DATE

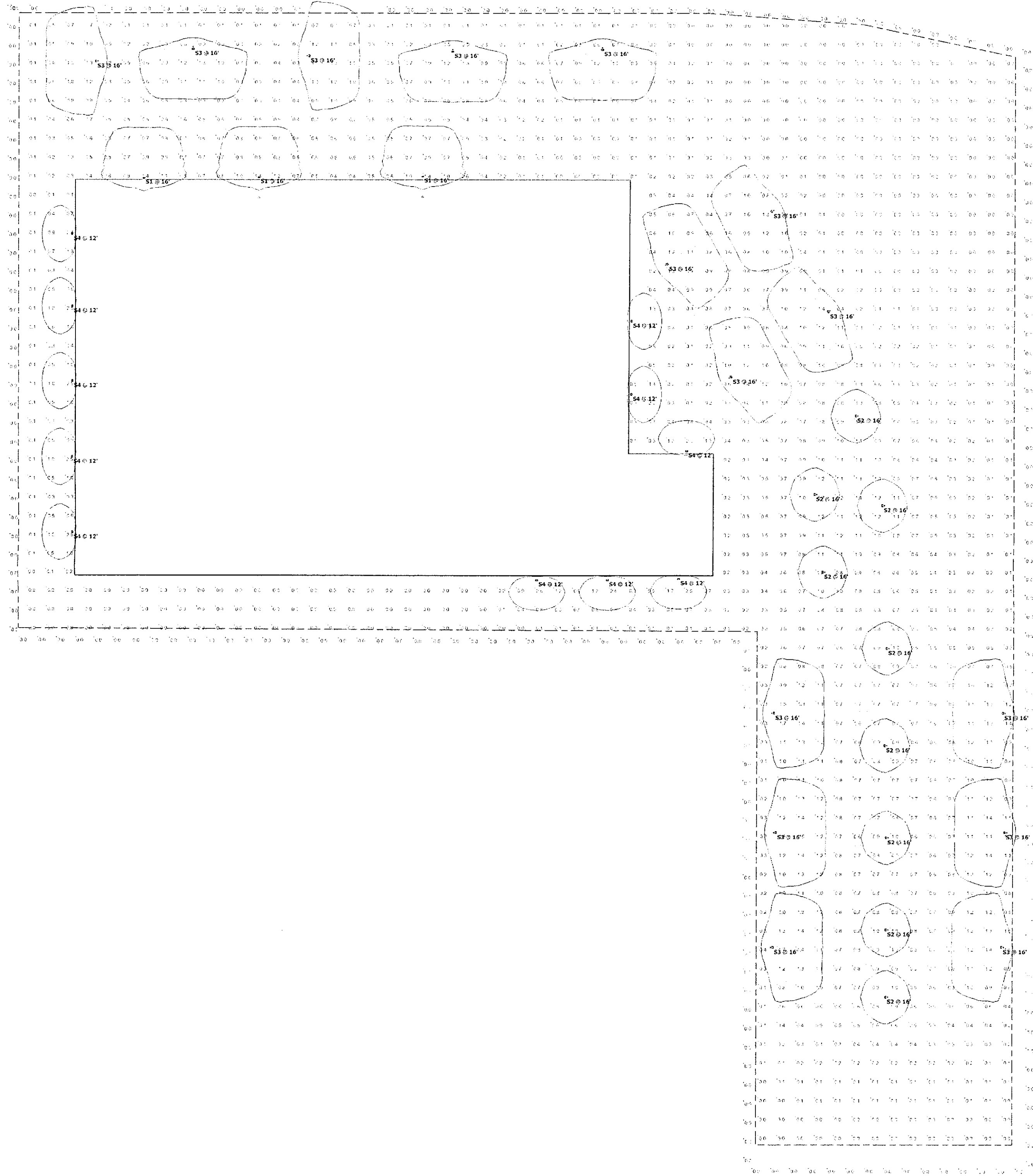
DESCRIPTION




























ZONING
PACKAGE

05.10.19

EXTERIOR
LIGHTING SITE
PLAN-POST
CURFEW

Z056



																										
S1	3	Lithonia Lighting	DSXV1 LED 20C 700 40K T4M MVOLT	DSXV1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, 3 700mA	LED	1	DSXV1 LED 20C 700 40K T4M MVOLT	5343	0.5	45.7																
S2	9	Lithonia Lighting	DSX0 LED P2 30K T5W MVOLT / 555 13.5" pole with 2.5" base	DSX0 LED P2 30K T5W MVOLT	LED	1	DSX0 LED P2 30K T5W MVOLT GLT-rt	5751	0.5	49																
S3	15	Lithonia Lighting	DSX0 LED P2 30K T3M MVOLT HS / 541 13.5" pole with 2.5" base	DSX0 LED P2 30K T3M MVOLT with houses de LED MVOLT	LED	1	DSX0 LED P2 30K T3M MVOLT GLT-rt	4389	0.5	49																
S4	11	Lithonia Lighting	VST LED P1 30K VV MVOLT	VST LED, Performance package 1, 3000 K, visual comfort index, MVOLT	LED	1	VST LED P1 30K VV MVOLT GLT-rt	1548	0.5	12																

PLFC @ 6' AFG	X	0.0 ft	0.3 ft	0.0 ft	N/A	N/A
SITE FC AFG	+	0.5 ft	2.8 ft	0.0 ft	N/A	N/A



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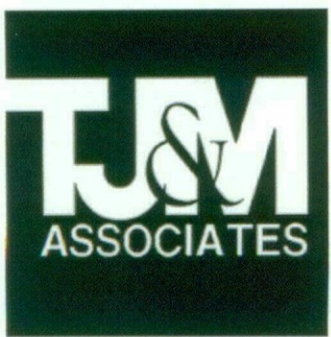
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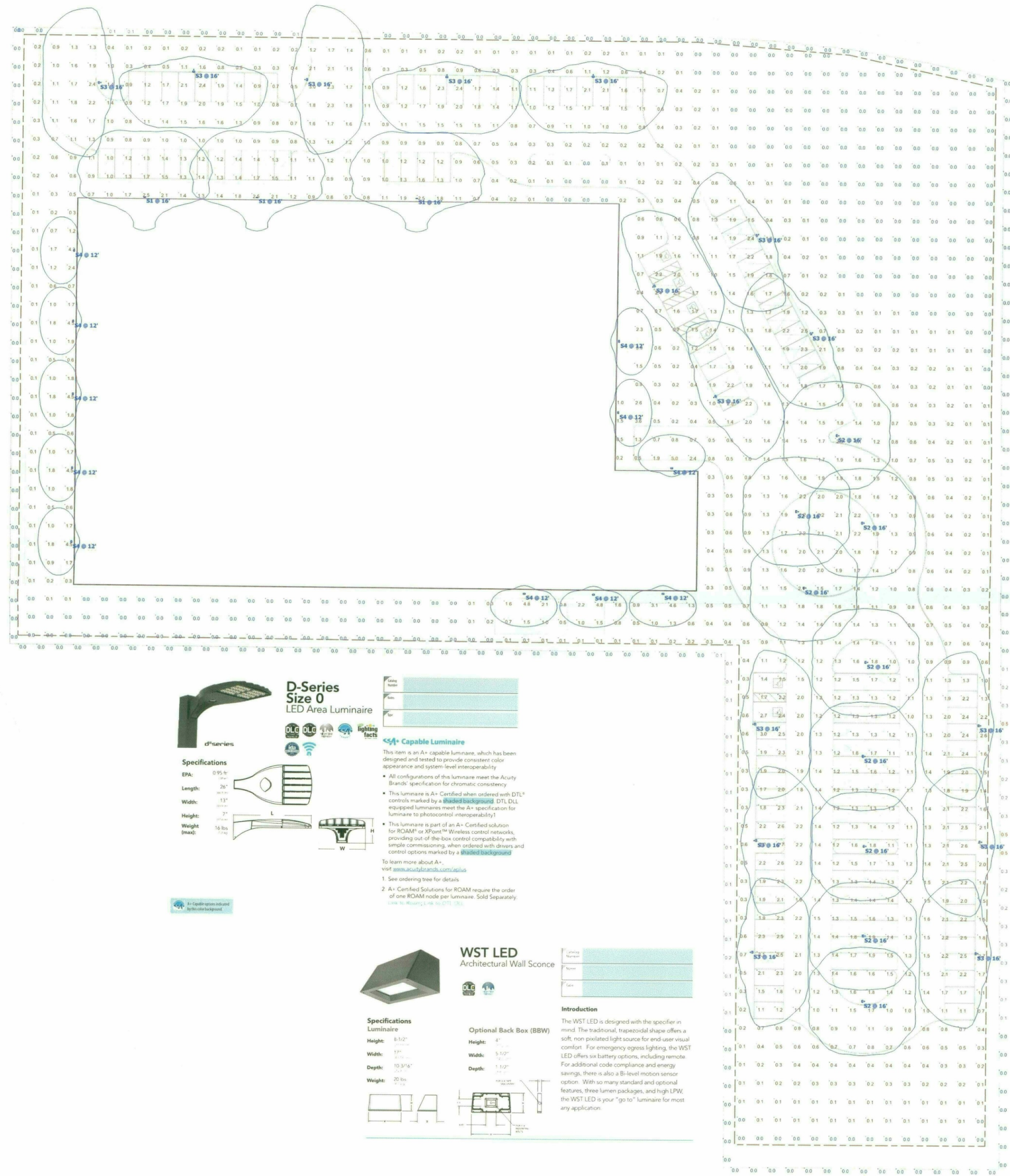
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700-770 05.13.19

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	5.13.19	ZONING PACKAGE

ZONING
PACKAGE
05.10.19

EXTERIOR
LIGHTING SITE
PLAN

Z055



Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name
	S1	3	Lithonia Lighting	DSXW1 LED 20C 700 40K T4H MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4H OPTIC, 4000K, @ 700ma.	LED	1	DSXW1_LED_20C_700_40K_T4H_MVOLT.dwg
	S2	9	Lithonia Lighting	DSX0 LED P2 30K TSW MVOLT / sss 13.5' pole with 2.5' base	DSX0 LED P2 30K TSW MVOLT	LED	1	DSX0_LED_P2_30K_TSW_MVOLT.dwg
	S3	15	Lithonia Lighting	DSX0 LED P2 30K T3M MVOLT HS / shield	DSX0 LED P2 30K T3M MVOLT with houseside shield	LED	1	DSX0_LED_P2_30K_T3M_MVOLT_HS.dwg
	S4	11	Lithonia Lighting	WST LED P1 30K VW MVOLT	WST LED, Performance package 1, 3000 K, visual comfort wide, MVOLT	LED	1	WST_LED_P1_30K_VW_MVOLT.dwg

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
PL FC @ 6' AFG	X	0.0 fc	0.5 fc	0.0 fc	N/A	N/A	
SITE FC AFG	+	0.9 fc	5.0 fc	0.0 fc	N/A	N/A	

SLOPE ANALYSIS/ NAOS PLAN

GRAYTHORN
CONDOMINIUM
MCR 1325-44

HORSEMAN'S PARK
MCR 574-49

N. 99th ST.

E. MCDOWELL MOUNTAIN RANCH RD.

33'
GLOPE

33'
GLOPE

33'
GLOPE

33'
GLOPE

33'
GLOPE

NAOS AREA 1
= 30,734 SF

33' GLOPE (TO BE
ABANDONED-TYP.)

REVEG. AREA

HISTORIC SITE
(RIO VERDE CANAL)
AREA=17,405 SF
2:1 CREDIT

JAT DOVE CAPITAL LLC
APN: 217-14-039A
GLO LOT 40

NAOS CALCULATIONS (ESL)

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.11%	2.00%	52,057	
2	2.00%	5.00%	161,152	
3	5.00%	10.00%	8,859	

NAOS REQUIRED: (LOWER DESERT LANDFORM)

PARCEL AREA: 222,068 SF

MMR COMMONS SITE:
.20 X 52,057 = 10,411 SF
.25 X 161,152 = 40,288 SF
.30 X 8,859 = 2,658 SF
TOTAL NAOS REQUIRED: 53,357 SF

NAOS PROVIDED:

NAOS AREA 1: 30,734 SF
NAOS AREA 2: 9,017 SF
HISTORICAL SITE: (2:1 CREDIT) 17,405 SF
TOTAL NAOS PROVIDED: 57,156 SF
SURPLUS NAOS: 3,799 SF
REVEGETATED NAOS AREA: 7,341 SF (13%)
UNDISTURBED NAOS AREA: 49,815 SF (87%)

NOTE: THE RIO VERDE CANAL AND EXISTING WASHES
WERE REMOVED FROM THE SLOPE ANALYSIS
CALCULATIONS.

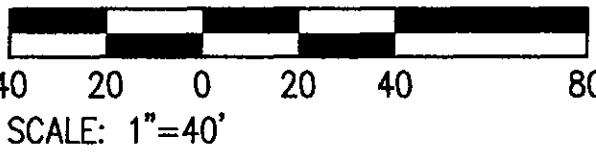
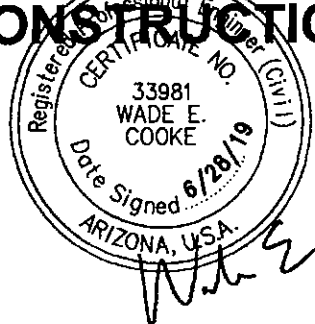
USA-BOR
APN: 217-14-037B
GLO LOT 38

USA-BOR
APN: 217-14-038B
GLO LOT 39

REVEG. AREA

NAOS AREA 2
= 9,017 SF

PRELIMINARY
NOT FOR
CONSTRUCTION



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CONSULTANTS



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Mesa, Arizona 85212
Ph: (480) 223-8573
landcorconsulting.com

PROJECT INFORMATION

Senior Living at
McDowell Mountain
Ranch
9909 East McDowell
Mountain Ranch Road,
Scottsdale, AZ

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Wade E. Cooke, P.E.

REGISTRATION NO.	DATE
33981	6/28/19

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1617	6/28/19

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

ZONING PACKAGE

06.28.19

SLOPE
ANALYSIS/NAOS
PLAN

C4

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	5.13.19	ZONING PACKAGE



4 EAST ELEVATION ZONING PACKAGE
Z300 1/16" = 1'-0"



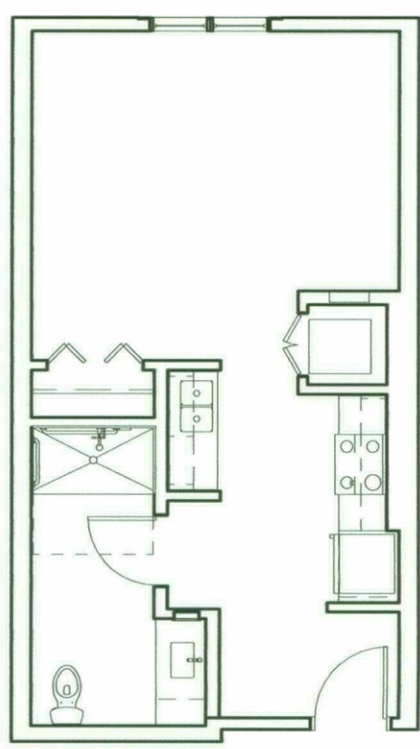
3 WEST ELEVATION ZONING PACKAGE
Z300 1/16" = 1'-0"



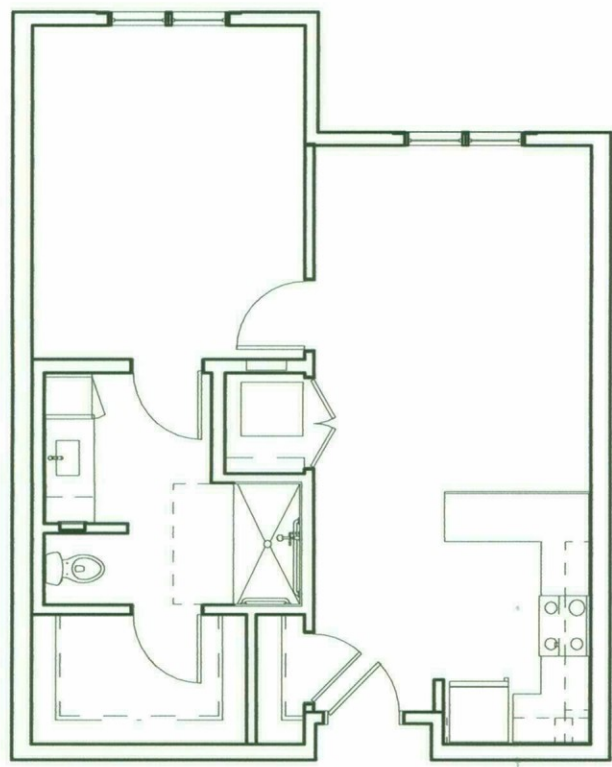
2 NORTH ELEVATION ZONING PACKAGE
Z300 1/16" = 1'-0"



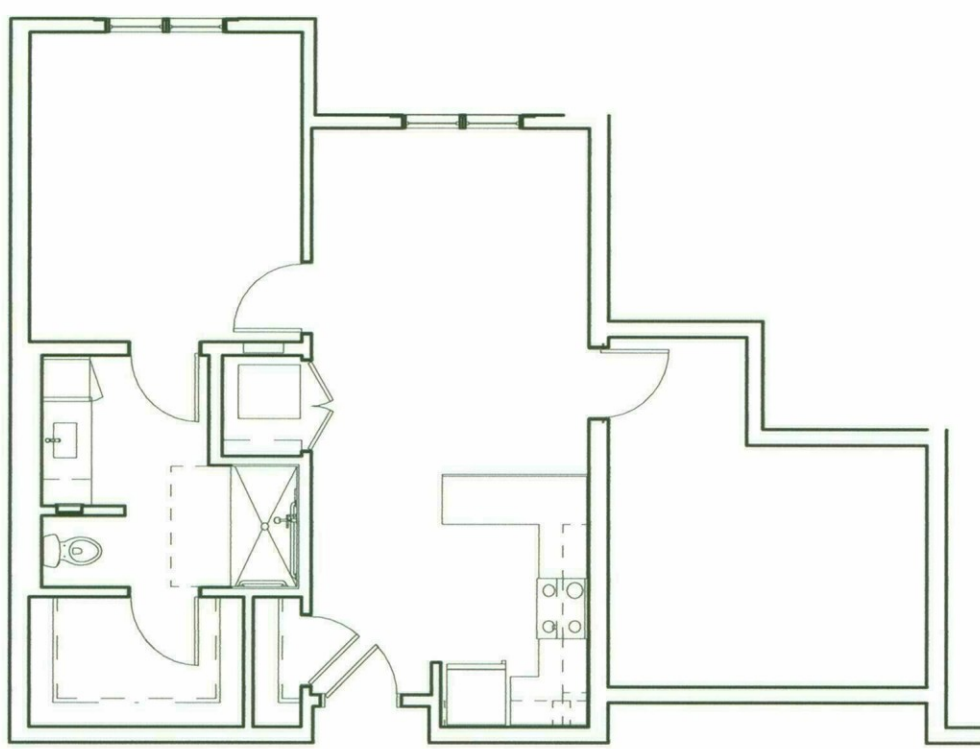
1 SOUTH ELEVATION ZONING PACKAGE
Z300 1/16" = 1'-0"



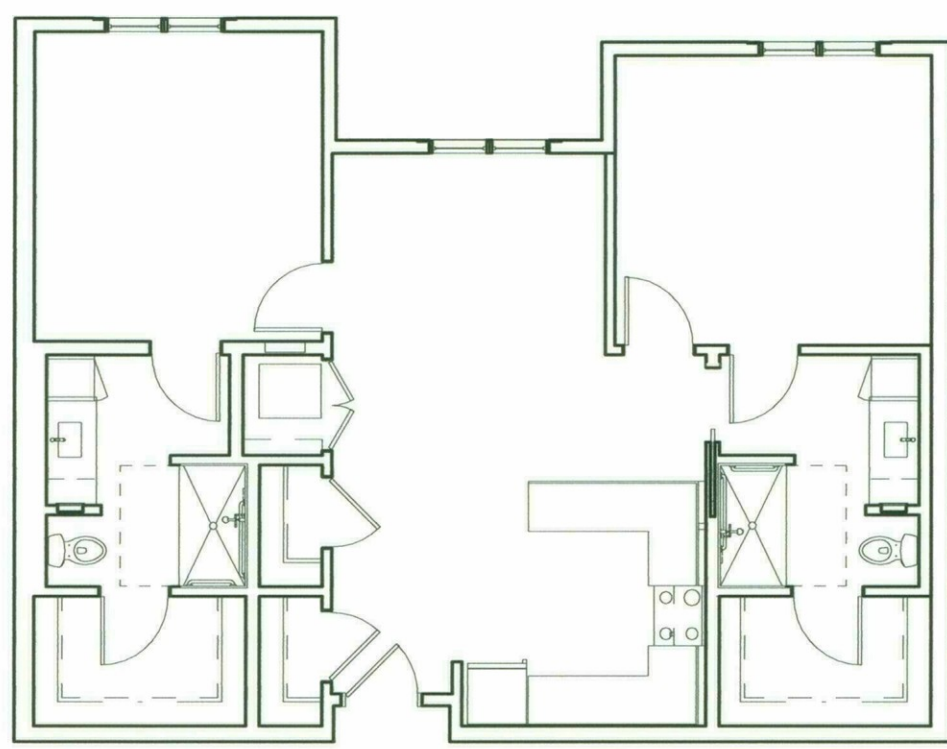
2 Studio Unit
Z101 1/8" = 1'-0"



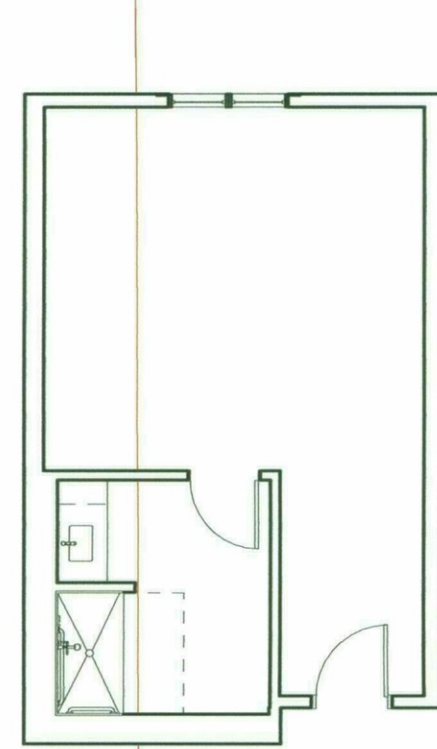
3 1 Bed Unit
Z101 1/8" = 1'-0"



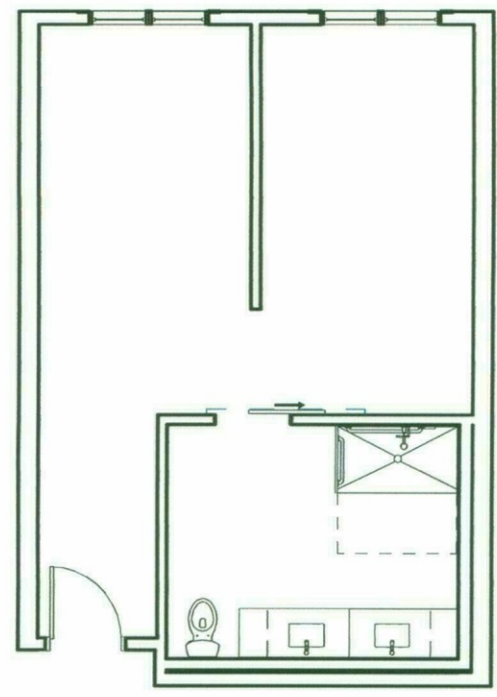
4 1 Bed + Den Unit
Z101 1/8" = 1'-0"



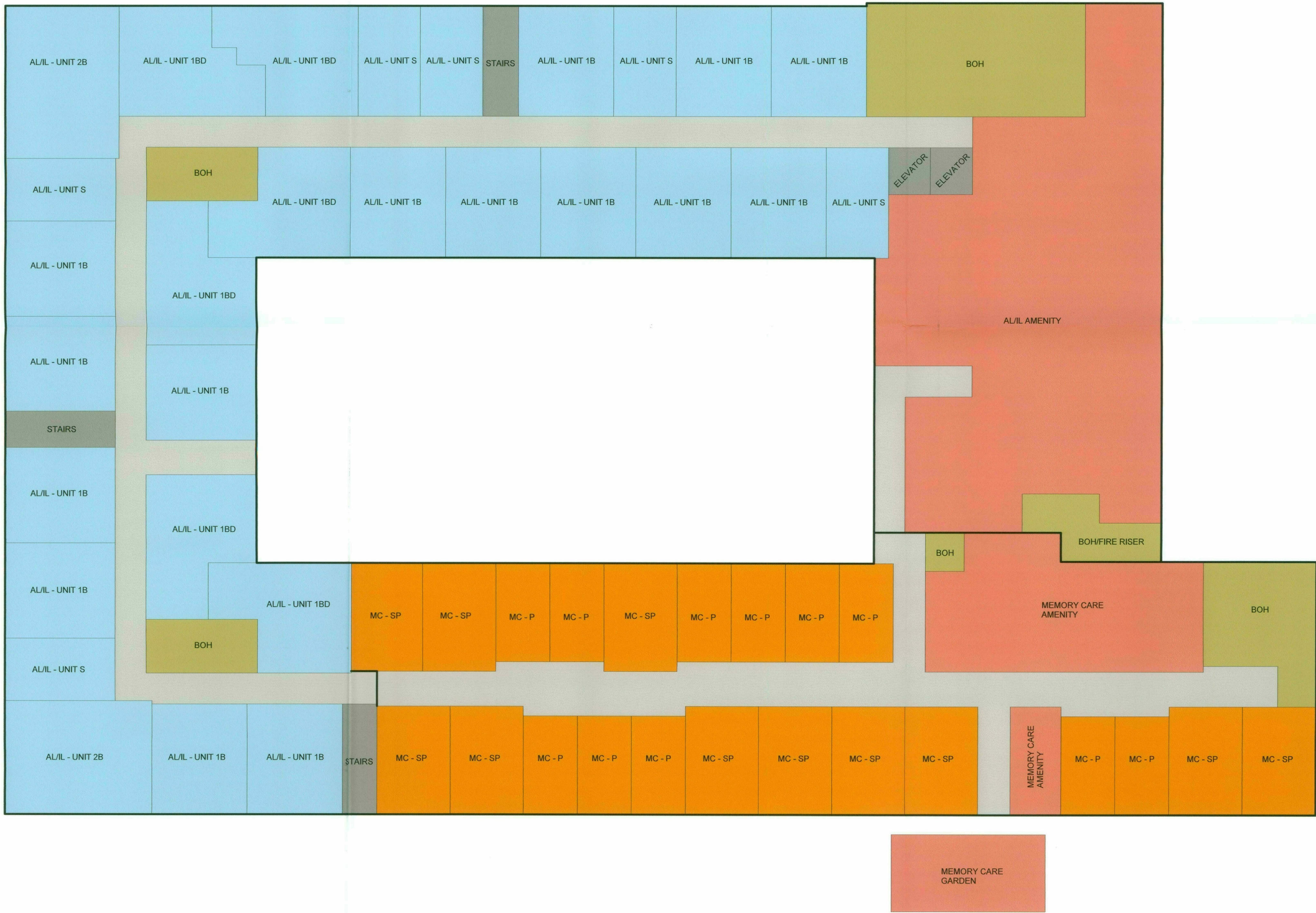
5 2 Bed Unit
Z101 1/8" = 1'-0"



6 Memory Care Private
Z101 1/8" = 1'-0"

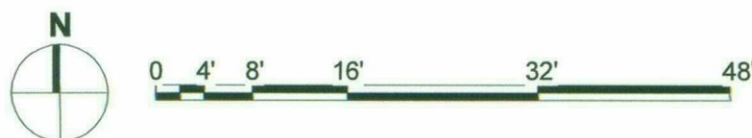


7 Memory Care Semi Private
Z101 1/8" = 1'-0"



1 LEVEL 1 PLAN ZONING PACKAGE
Z101 1/16" = 1'-0"

BUILDING USES	
	MEMORY CARE UNITS
	AL/IL UNITS
	BOH - BACK OF HOUSE
	AMENITIES
	STAIRS & ELEVATORS
	CIRCULATION
UNIT LEGEND	
A UNIT - 1 BEDROOM B UNIT - 1 BEDROOM + DEN C UNIT - 2 BEDROOM S UNIT - STUDIO MC P UNIT - MEMORY CARE PRIVATE MC SP UNIT - MEMORY CARE SEMI PRIVATE	
UNIT TYPE BY LEVEL	
LEVEL 1 A UNIT - 15 B UNIT - 6 C UNIT - 2 S UNIT - 6 MC P UNIT - 11 UNITS/BEDS MC SP UNIT - 11 UNITS/BEDS (22BEDS) LEVEL 1 TOTAL - 51	
LEVEL 2 A UNIT - 26 B UNIT - 9 C UNIT - 4 S UNIT - 16 LEVEL 2 TOTAL - 55	
LEVEL 3 A UNIT - 26 B UNIT - 9 C UNIT - 4 S UNIT - 16 LEVEL 3 TOTAL - 55	
GRAND TOTAL - 139 UNITS (33BEDS)	
TOTAL UNIT BY TYPE	
A UNIT - 1 BEDROOM = 67 B UNIT - 1 BEDROOM + DEN = 24 C UNIT - 2 BEDROOM = 10 S UNIT - STUDIO = 38 MC P UNIT - MEMORY CARE PRIVATE = 11 MC SP UNIT - MEMORY CARE SEMI PRIVATE = 11 (22 BEDS)	



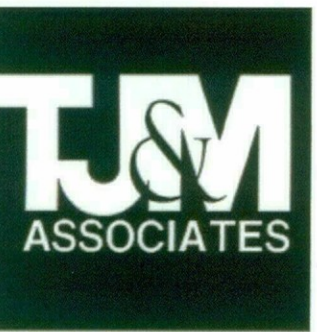
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Name _____

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Number _____ Date _____

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700-770 05.13.19

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	5.13.19	ZONING PACKAGE

**ZONING
PACKAGE**
05.10.19

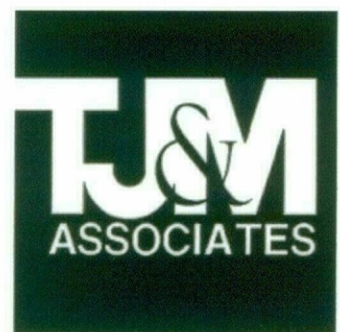
**LEVEL 1 FLOOR
PLAN**

Z101

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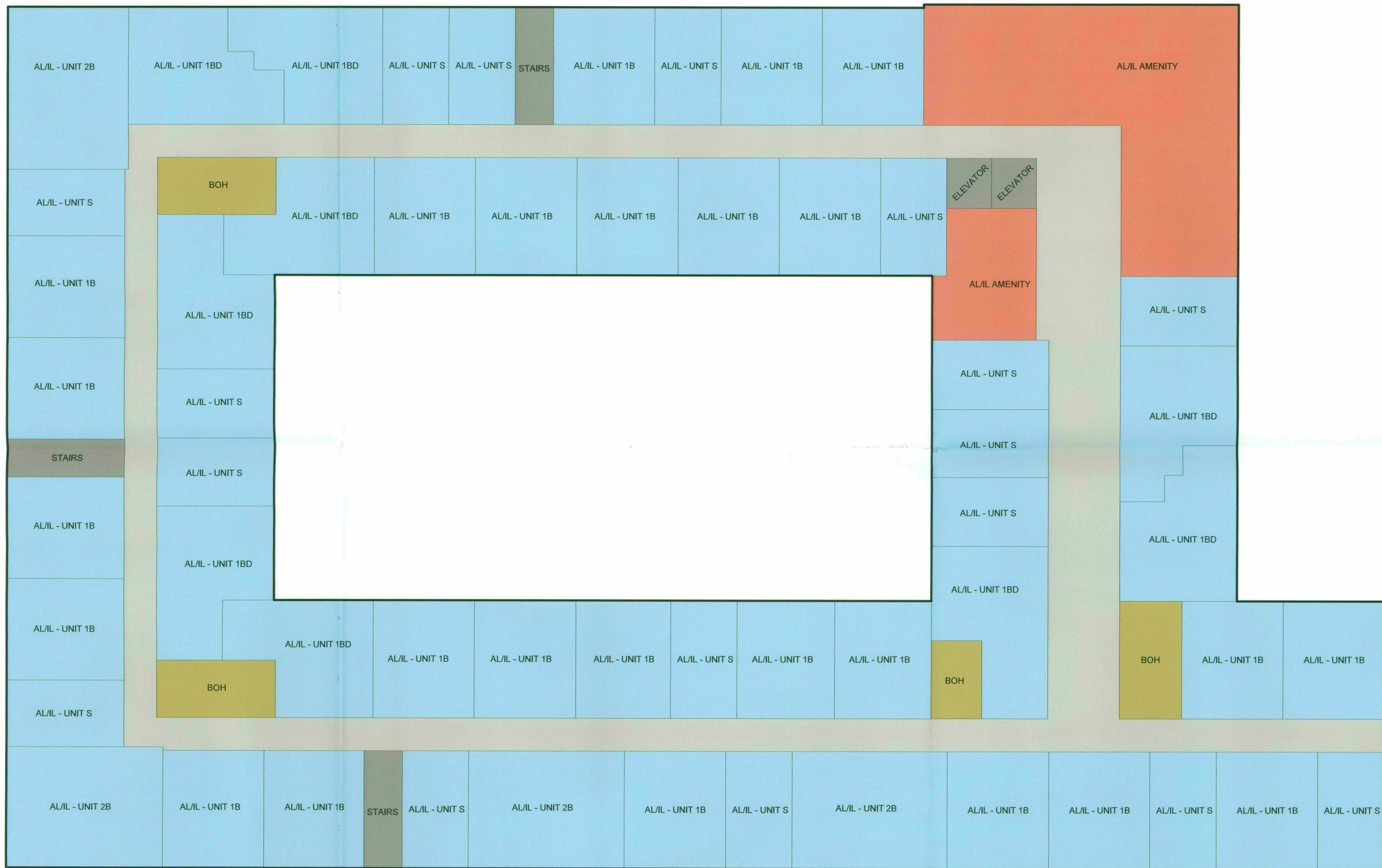
ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	5.13.19	ZONING PACKAGE

ZONING
PACKAGE

05.10.19

LEVEL 2 FLOOR
PLAN

Z102



BUILDING USES

- MEMORY CARE UNITS
- AL/IL UNITS
- BOH - BACK OF HOUSE
- AMENITIES
- STAIRS & ELEVATORS
- CIRCULATION

UNIT LEGEND

A UNIT - 1 BEDROOM
B UNIT - 1 BEDROOM + DEN
C UNIT - 2 BEDROOM
S UNIT - STUDIO
MC P UNIT - MEMORY CARE PRIVATE
MC SP UNIT - MEMORY CARE SEMI
PRIVATE

UNIT TYPE BY LEVEL

LEVEL 1
A UNIT - 15
B UNIT - 6
C UNIT - 2
S UNIT - 6
MC P UNIT - 11 UNITS/BEDS
MC SP UNIT - 11 UNITS/BEDS (22BEDS)
LEVEL 1 TOTAL - 51

LEVEL 2
A UNIT - 26
B UNIT - 9
C UNIT - 4
S UNIT - 16
LEVEL 2 TOTAL - 55

LEVEL 3
A UNIT - 26
B UNIT - 9
C UNIT - 4
S UNIT - 16
LEVEL 3 TOTAL - 55

GRAND TOTAL - 139 UNITS (33BEDS)

TOTAL UNIT BY TYPE

A UNIT - 1 BEDROOM = 67
B UNIT - 1 BEDROOM + DEN = 24
C UNIT - 2 BEDROOM = 10
S UNIT - STUDIO = 38
MC P UNIT - MEMORY CARE PRIVATE = 11
MC SP UNIT - MEMORY CARE SEMI
PRIVATE = 11 (22 BEDS)



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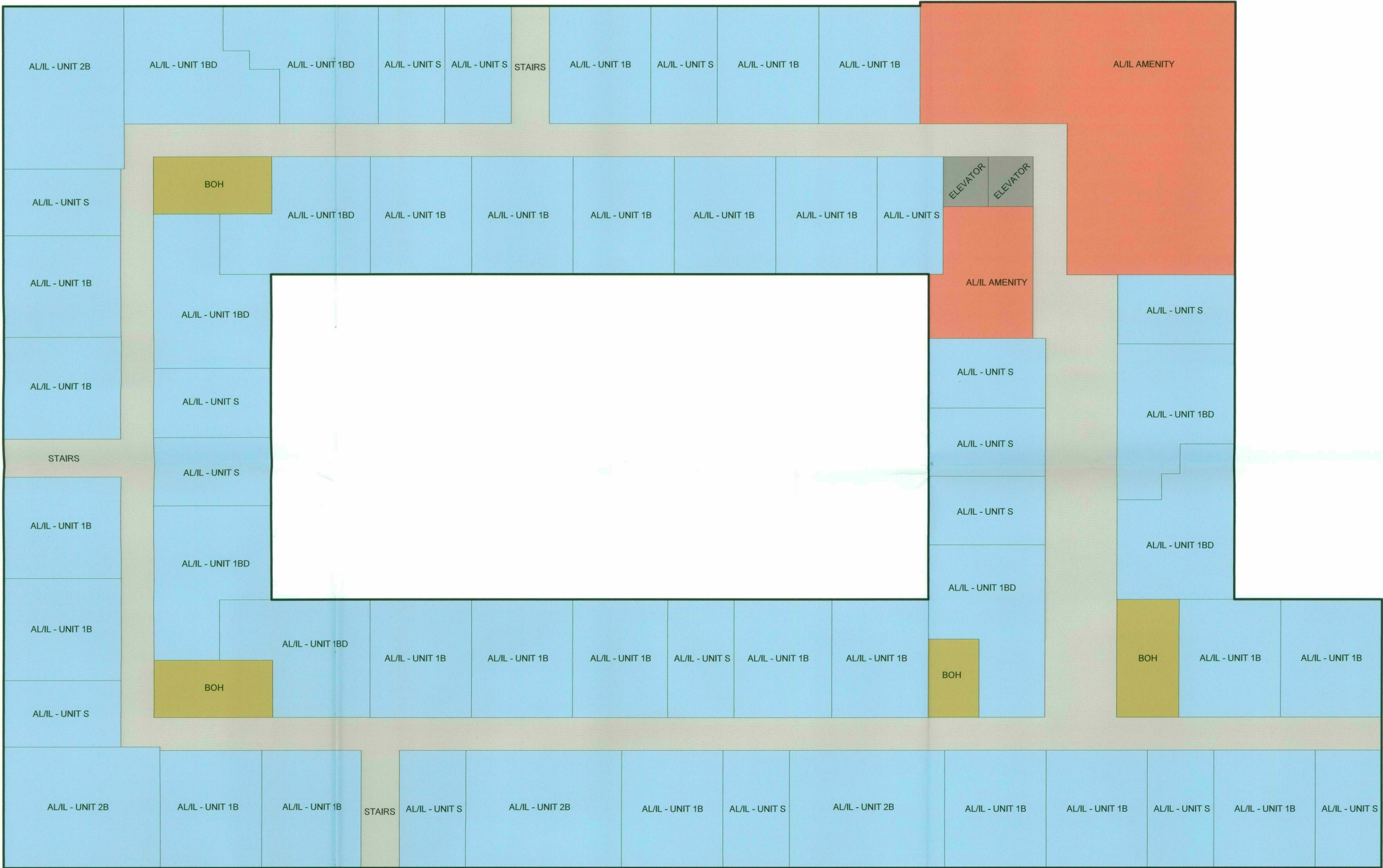
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ISSUE #	DATE	DESCRIPTION
1	5.13.19	ZONING PACKAGE

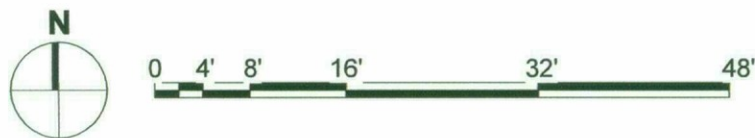
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PACKAGE
05.10.19

LEVEL 3 FLOOR
PLAN

Z103



BUILDING USES	
	MEMORY CARE UNITS
	AL/IL UNITS
	BOH - BACK OF HOUSE
	AMENITIES
	STAIRS & ELEVATORS
	CIRCULATION
UNIT LEGEND	
A UNIT - 1 BEDROOM B UNIT - 1 BEDROOM + DEN C UNIT - 2 BEDROOM S UNIT - STUDIO MC P UNIT - MEMORY CARE PRIVATE MC SP UNIT - MEMORY CARE SEMI PRIVATE	
UNIT TYPE BY LEVEL	
LEVEL 1 A UNIT - 15 B UNIT - 6 C UNIT - 2 S UNIT - 6 MC P UNIT - 11 UNITS/BEDS MC SP UNIT - 11 UNITS/BEDS (22BEDS) LEVEL 1 TOTAL - 51	
LEVEL 2 A UNIT - 26 B UNIT - 9 C UNIT - 4 S UNIT - 16 LEVEL 2 TOTAL - 55	
LEVEL 3 A UNIT - 26 B UNIT - 9 C UNIT - 4 S UNIT - 16 LEVEL 3 TOTAL - 55	
GRAND TOTAL - 139 UNITS (33BEDS)	
TOTAL UNIT BY TYPE	
A UNIT - 1 BEDROOM = 67 B UNIT - 1 BEDROOM + DEN = 24 C UNIT - 2 BEDROOM = 10 S UNIT - STUDIO = 38 MC P UNIT - MEMORY CARE PRIVATE = 11 MC SP UNIT - MEMORY CARE SEMI PRIVATE = 11 (22 BEDS)	



Senior Living at
McDowell Mountain
Ranch

9909 East McDowell
Mountain Ranch Road,
Scottsdale, AZ

I hereby certify that this plan, specification, or report
was prepared by me or under my direct supervision
and that I am a duly Registered Architect under the
laws of the State of Arizona

Name

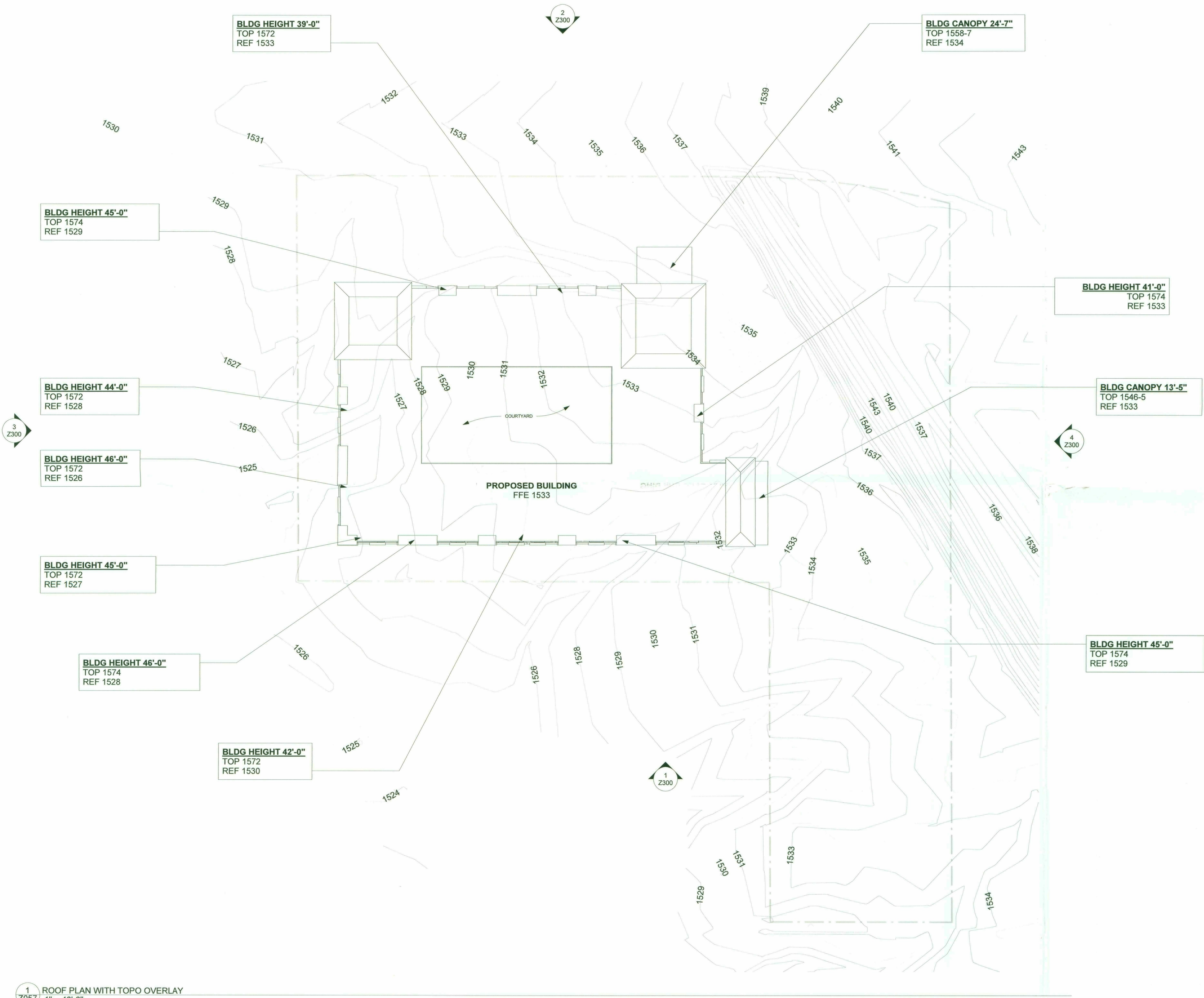
REGISTRATION NO. DATE
Number Date

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DRAWN BY CHECKED BY
Author Checker
JOB NO. DATE
700-770 05.13.19

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

ZONING
PACKAGE
05.10.19

ROOF OVER
TOPOGRAPHY
PLAN



1 ROOF PLAN WITH TOPO OVERLAY
Z057 1" = 40'-0"

RYAN

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS



Ranch
9909 East McDowell
Mountain Ranch Road,
Scottsdale, AZ

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Wade E. Cooke, P.E.

REGISTRATION NO.	DATE
3981	6/28/19

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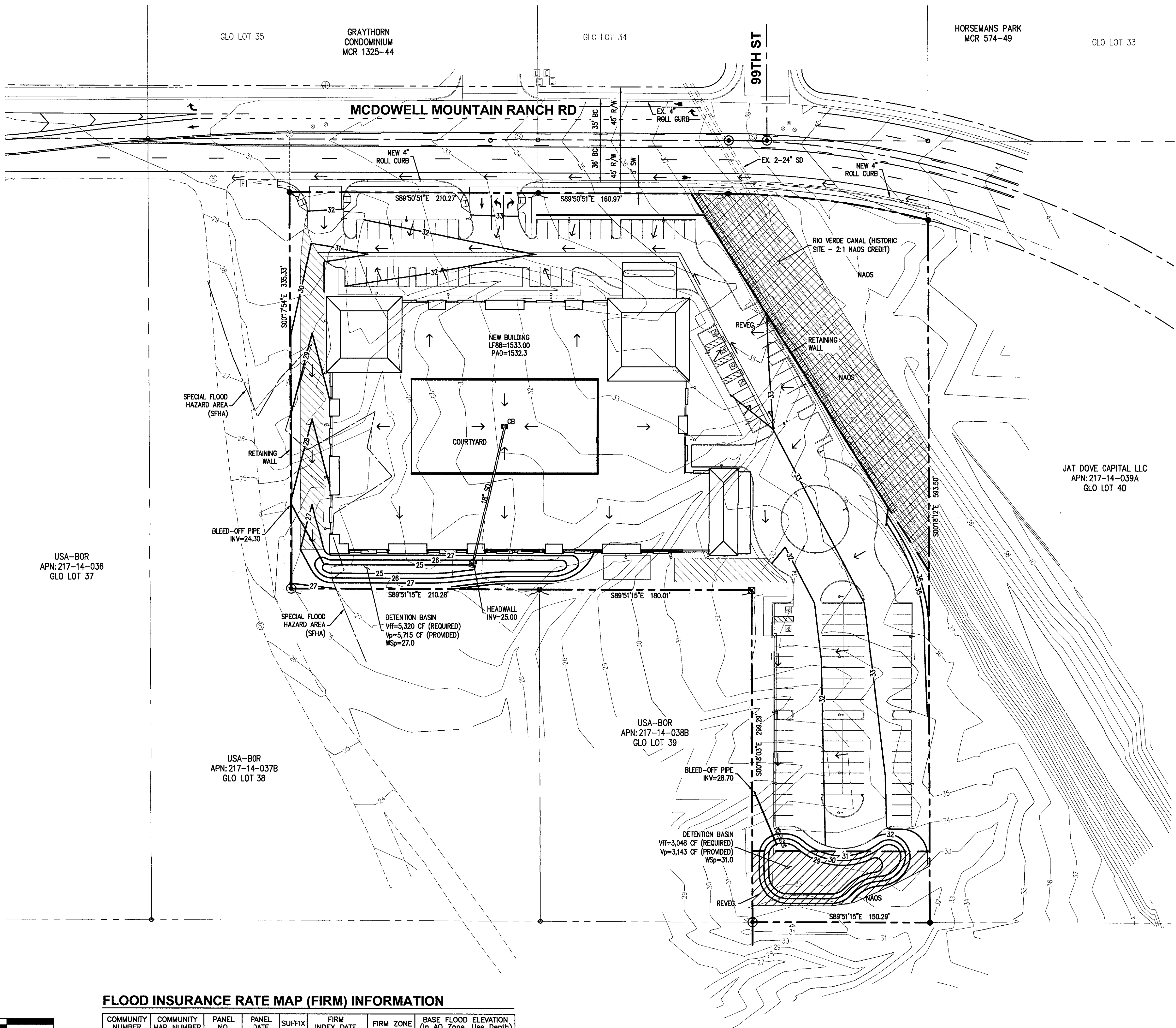
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DOM	WEC
JOB NO.	DATE
617	6/28/19

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

.28.19

C1

N-2019
01/2019



**PRELIMINARY
NOT FOR
CONSTRUCTION**



FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

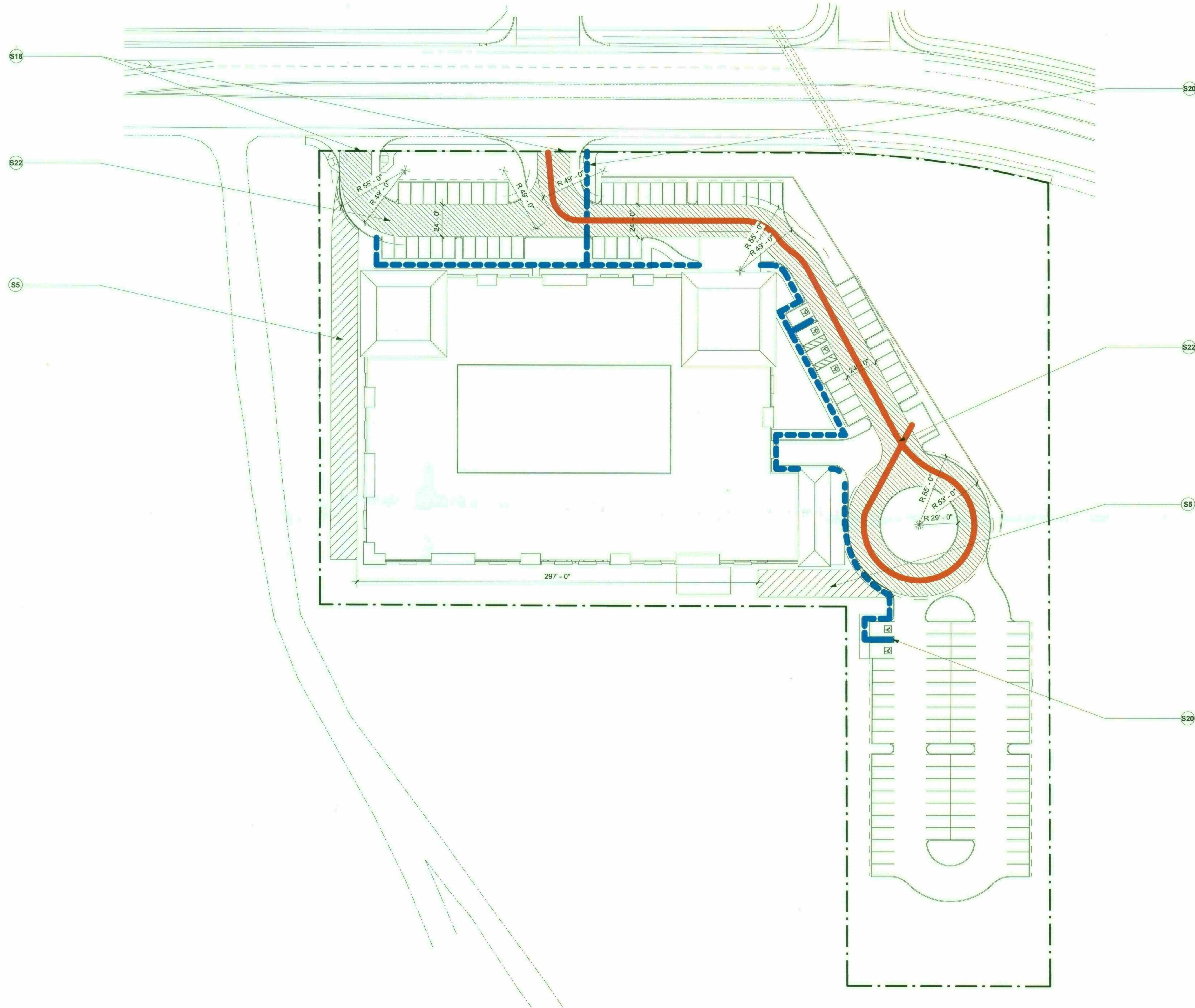
COMMUNITY NUMBER	COMMUNITY MAP NUMBER	PANEL NO.	PANEL DATE	SUFFIX	FIRM INDEX DATE	FIRM ZONE	BASE FLOOD ELEVATION (in AO Zone, Use Depth)
045012	04013C	1340	10/16/13	L	11/4/15	X AND A	N/A

GRAPHIC LEGEND



KEYNOTE LEGEND - PLAN (PG)

KEY VALUE	KEYNOTE TEXT
S5	ONE WAY ALTERNATIVE SURFACE FIRE LANE, 20' WIDTH
S18	MAIN DRIVEWAY
S20	PEDESTRIAN SIDEWALK
S22	VEHICULAR CIRCULATION





RYAN A+E, INC.
3900 E. Camelback Road, Ste 100
Phoenix, AZ 85018
602-322-6100 tel
602-322-6300 fax

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OWNER

SOVEREIGN GROUP OF COMPANIES,
INC.
10405 E. McDowell Mountain Ranch Rd
Scottsdale, AZ 85255

CONSULTANTS



PROJECT INFORMATION

Senior Living at
McDowell Mountain
Ranch

9909 East McDowell
Mountain Ranch Road,
Scottsdale, AZ

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Number Date

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JOB NO. DATE
700-770 05.13.19

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	5.13.19	ZONING PACKAGE

ZONING
PACKAGE
05.10.19

CONTEXT AERIAL
WITH THE
PROPOSED SITE
IMPROVEMENTS

Z054

8-ZN-2019
07/01/2019



Native Plant Inventory

McDowell Mountain Ranch Senior Living
9909 E. McDowell Mtn Ranch Road
Scottsdale, AZ

4/24/2019

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
1	Foothills Palo Verde	12	NS	Cambium Damage
2	Barrel	4	S	
3	Barrel	3	S	
4	Barrel	4	S	
5	Barrel	4	S	
6	Barrel	3	S	
7	Foothills Palo Verde	16	S	
8	Barrel	5	S	
9	Blue Palo Verde	9	S	
10	Foothills Palo Verde	4	NS	Cambium Damage
11	Ironwood	15	S	
12	Barrel	4	S	
13	Saguaro	19	S	
14	Foothills Palo Verde	8	S	
15	Foothills Palo Verde	10	NS	Cambium Damage
16	Foothills Palo Verde	8	NS	Cambium Damage
17	Foothills Palo Verde	7	NS	Cambium Damage
18	Foothills Palo Verde	18	NS	Cambium Damage
19	Foothills Palo Verde	10	NS	Cambium Damage / Leaning
20	Foothills Palo Verde	7	NS	Cambium Damage / Leaning
21	Foothills Palo Verde	12	S	
22	Foothills Palo Verde	14	S	
23	Barrel	5	S	
24	Foothills Palo Verde	14	S	
25	Ironwood	10	NS	Cambium Damage
26	Ironwood	10	NS	Cambium Damage
27	Ironwood	12	NS	Cambium Damage
28	Ironwood	12	NS	Cambium Damage
29	Foothills Palo Verde	12	S	
30	Barrel	5	S	
31	Saguaro	4	S	
32	Barrel	7	S	2 heads
33	Barrel	3	S	
34	Barrel	3	S	
35	Barrel	5	S	
36	Barrel	4	S	
37	Barrel	3	S	

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
38	Barrel	4	S	
39	Ironwood	16	S	
40	Barrel	4	S	
41	Barrel	4	S	
42	Foothills Palo Verde	12	RIP	Exposed Roots
43	Foothills Palo Verde	12	RIP	Form / Leaning
44	Foothills Palo Verde	7	RIP	Cambium Damage / Leaning
45	Foothills Palo Verde	7	RIP	Cambium Damage / Leaning
46	Foothills Palo Verde	7	RIP	Cambium Damage / Leaning
47	Foothills Palo Verde	9	RIP	Cambium Damage / Leaning
48	Foothills Palo Verde	18	RIP	Cambium Damage
49	Foothills Palo Verde	12	RIP	Cambium Damage
50	Foothills Palo Verde	10	RIP	Cambium Damage
51	Foothills Palo Verde	14	RIP	Cambium Damage
52	Foothills Palo Verde	8	RIP	Cambium Damage
53	Mesquite	12	RIP	
54	Foothills Palo Verde	16	RIP	
55	Foothills Palo Verde	14	RIP	Cambium Damage
56	Foothills Palo Verde	14	RIP	Cambium Damage
57	Foothills Palo Verde	10	RIP	Cambium Damage
58	Foothills Palo Verde	12	RIP	Cambium Damage
59	Blue Palo Verde	4	RIP	Proximity to Street
60	Blue Palo Verde	8	RIP	
61	Blue Palo Verde	20	RIP	Cambium Damage
62	Foothills Palo Verde	10	RIP	Cambium Damage
63	Foothills Palo Verde	10	RIP	Cambium Damage / Leaning
64	Foothills Palo Verde	14	RIP	
65	Foothills Palo Verde	10	RIP	Cambium Damage
66	Foothills Palo Verde	15	RIP	Exposed Roots / Cambium Damage
67	Foothills Palo Verde	10	RIP	Cambium Damage / Leaning
68	Foothills Palo Verde	15	RIP	Cambium Damage / On Slope
69	Foothills Palo Verde	12	RIP	Cambium Damage / On Slope
70	Foothills Palo Verde	8	RIP	Cambium Damage / On Slope
71	Foothills Palo Verde	12	RIP	Cambium Damage / On Slope
72	Foothills Palo Verde	10	RIP	Cambium Damage / On Slope
73	Foothills Palo Verde	7	RIP	Cambium Damage / On Slope
74	Foothills Palo Verde	10	RIP	Cambium Damage / On Slope
75	Foothills Palo Verde	16	RIP	Cambium Damage / On Slope
76	Foothills Palo Verde	8	RIP	Cambium Damage / On Slope
77	Foothills Palo Verde	20	RIP	Cambium Damage / On Slope
78	Mesquite	8	RIP	Cambium Damage
79	Hackberry	90	RIP	Wide Base
80	Mesquite	8	RIP	Cambium Damage
81	Mesquite	10	RIP	Cambium Damage
82	Hackberry	40	RIP	Cambium Damage
83	Foothills Palo Verde	4	RIP	Cambium Damage
84	Foothills Palo Verde	9	RIP	
85	Foothills Palo Verde	8	RIP	Cambium Damage
86	Foothills Palo Verde	7	RIP	Cambium Damage

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
87	Foothills Palo Verde	7	RIP	Cambium Damage
88	Foothills Palo Verde	12	RIP	Branch Dieback / Cambium Damage
89	Foothills Palo Verde	6	RIP	Branch Dieback / Cambium Damage
90	Foothills Palo Verde	10	RIP	Branch Dieback / Cambium Damage
91	Foothills Palo Verde	14	RIP	Branch Dieback / Cambium Damage
93	Foothills Palo Verde	16	RIP	Cambium Damage
94	Foothills Palo Verde	6	RIP	Form / Leaning
95	Foothills Palo Verde	5	RIP	Branch Dieback / Cambium Damage
95	Foothills Palo Verde	18	RIP	Cambium Damage
96	Foothills Palo Verde	5	RIP	Cambium Damage
97	Foothills Palo Verde	12	RIP	Cambium Damage
98	Foothills Palo Verde	14	RIP	Cambium Damage
99	Foothills Palo Verde	8	RIP	Cambium Damage
100	Mesquite	8	RIP	Cambium Damage
101	Blue Palo Verde	18	RIP	Cambium Damage
102	Blue Palo Verde	10	RIP	Cambium Damage
103	Mesquite	12	RIP	Cambium Damage
104	Foothills Palo Verde	7	RIP	Cambium Damage
105	Ironwood	14	RIP	Cambium Damage
106	Foothills Palo Verde	9	RIP	Cambium Damage
107	Foothills Palo Verde	9	RIP	Cambium Damage
108	Mesquite	7	RIP	Cambium Damage
109	Mesquite	9	RIP	Cambium Damage
110	Foothills Palo Verde	10	RIP	Cambium Damage
111	Foothills Palo Verde	14	RIP	Cambium Damage
112	Foothills Palo Verde	7	RIP	Cambium Damage
113	Ironwood	10	RIP	Cambium Damage
114	Foothills Palo Verde	18	RIP	Branch Dieback / On Slope
115	Foothills Palo Verde	8	RIP	Exposed Roots / On Slope
116	Foothills Palo Verde	10	RIP	Form / Leaning
117	Foothills Palo Verde	18	RIP	Cambium Damage
118	Foothills Palo Verde	8	RIP	Mistletoe / Cambium Damage
119	Ironwood	10	RIP	Cambium Damage / Leaning
120	Foothills Palo Verde	8	RIP	Cambium Damage / Leaning
121	Foothills Palo Verde	6	RIP	Cambium Damage / Leaning
122	Foothills Palo Verde	8	RIP	Cambium Damage / Leaning
123	Foothills Palo Verde	14	NS	Mistletoe / On Slope
124	Foothills Palo Verde	10	RIP	Form / Leaning
125	Barrel	4	S	
126	Saguaro	4	S	
127	Foothills Palo Verde	12	NS	Cambium Damage
128	Saguaro	7	S	
129	Foothills Palo Verde	4	S	
130	Barrel	4	S	
131	Saguaro	14	S	
132	Foothills Palo Verde	14	S	
133	Foothills Palo Verde	14	NS	Mistletoe / Cambium Damage

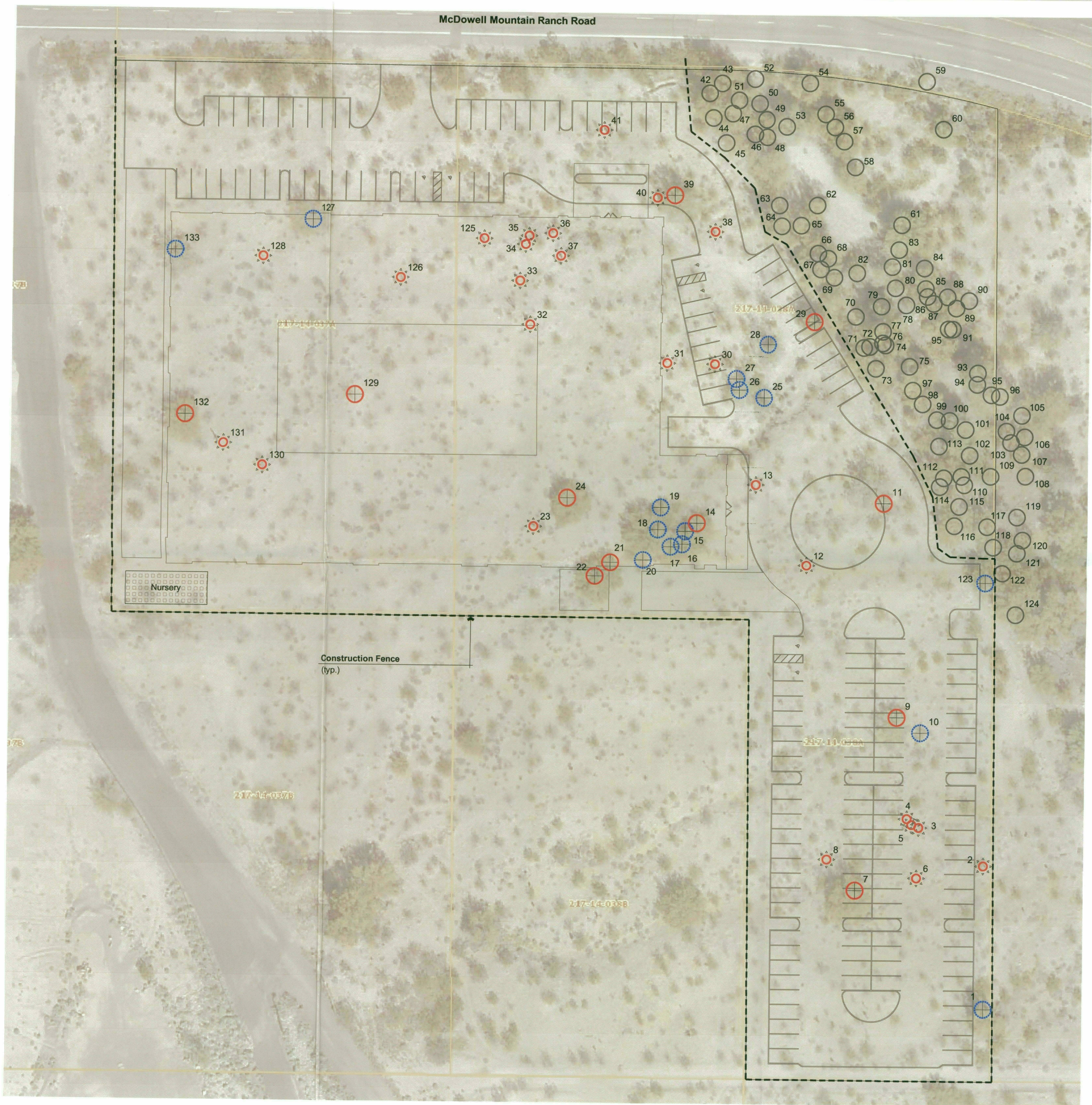
Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
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Summary

	Trees	Cacti
Salvageable	11	25
Non-Salvageable	15	0
Remain-In-Place	82	0
Total	108	25

Legend

S = Salvageable
NS = Non-Salvageable
RIP = Remain-In-Place

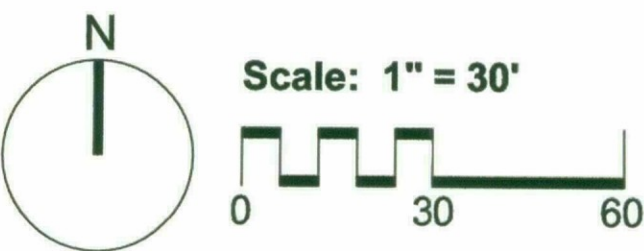


Plant Legend

- | | |
|--|---|
|  Tree - Salvageable |  Cacti - Salvageable |
|  Tree - Non-Salvageable |  Cacti - Non-Salvageable |
|  Tree - Remain In Place |  Cacti - Remain In Place |

Project Consultants

Salvage Contractor **Native Resources International**
1540 West Happy Valley Road
Phoenix, Arizona 85085
623-869-6757 (p) • 623-869-6769 (f)
Contact: Kevin Brenda - kevin@nativeresources.com



8-ZN-2019
5/13/2019



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602-322-6300 fax

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OWNER

CONSULTANTS

 **Native Resources**
INTERNATIONAL
1540 west happy valley road
phoenix, arizona 85085
(p) 623.869.6757
(f) 623.869.6769

PROJECT INFORMATION

**Senior Living at
McDowell Mountain
Ranch**
9909 East McDowell
Mountain Ranch Road,
Scottsdale, AZ

I hereby certify that this plan, specification, or report
was prepared by me or under my direct supervision
and that I am a duly Registered Architect under the
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Name _____

REGISTRATION NO.	DATE
Number	Date

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ZONING PACKAGE

05.10.19

NATIVE PLANT
INVENTORY

NPI-1

ALTA/NSPS LAND TITLE SURVEY

PORTION OF THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 3 NORTH, RANGE 5 EAST, GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY ARIZONA.

PARCEL DESCRIPTIONS:

PARCEL NO. 1:

LOT 38, SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 280.00 FEET; AND

EXCEPT THE WEST 120.00 FEET OF SAID LOT 38, LYING NORTH OF SAID SOUTH 280.00 FEET OF LOT 38; AND

EXCEPT THAT PORTION DEEDED TO CITY OF SCOTTSDALE BY INSTRUMENT RECORDED NOVEMBER 24, 1999, IN DOCUMENT NO. 99-1069622, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 33 OF SAID SECTION 5;

THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 33 A DISTANCE OF 329.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 33, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 34;

THENCE CONTINUING NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 34 A DISTANCE OF 329.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 34, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 35;

THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 35 A DISTANCE OF 660.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 35, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 38 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 12 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 38 A DISTANCE OF 45.00 FEET TO A POINT;

THENCE NORTH 89 DEGREES 44 MINUTES 14 SECONDS WEST PARALLEL TO THE NORTH LINE OF SAID LOT 38 A DISTANCE OF 210.50 FEET, TO A POINT;

THENCE NORTH 00 DEGREES 12 MINUTES 30 SECONDS WEST A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 38;

THENCE SOUTH 89 DEGREES 44 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 38 A DISTANCE OF 210.50 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AND EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN DOCKET 2904, PAGE 175, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

LOT 39, SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 180 FEET OF THE SOUTH 280 FEET THEREOF; AND

EXCEPT THAT PORTION CONVEYED TO CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION, BY INSTRUMENT RECORDED AUGUST 31, 1999 IN DOCUMENT NO. 99-0821451, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 5, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 33 OF SAID SECTION;

THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 33 A DISTANCE OF 329.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 33;

THENCE SOUTH 00 DEGREES 13 MINUTES 46 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 33 A DISTANCE OF 659.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 39 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 13 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 39 A DISTANCE OF 67.03 FEET TO A POINT;

THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 706.81 FEET AND A LENGTH OF 176.91 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 89 DEGREES 44 MINUTES 14 SECONDS WEST PARALLEL TO THE NORTH LINE OF SAID LOT 39 A DISTANCE OF 155.19 FEET TO A POINT ON THE WEST LINE OF SAID LOT 39;

THENCE NORTH 00 DEGREES 12 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 39 A DISTANCE OF 45.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 39;

THENCE SOUTH 89 DEGREES 44 MINUTES 14 SECONDS EAST A DISTANCE OF 330.05 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERALS AND EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN DOCKET 2397, PAGE 159, RECORDS OF MARICOPA COUNTY, ARIZONA.

MONUMENT DESCRIPTIONS

① ACCEPTED PUBLISHED GDACS POSITION AS WEST QUARTER CORNER OF SAID SECTION 5, SEE REF DOC 4.

② FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH, ACCEPTED AS THE NORTHWEST CORNER OF GLO LOT 36 OF SAID SECTION 5. ALSO ACCEPTED AS PROJECT BENCHMARK.

③ FOUND GLO CAP BENT, ACCEPTED PUBLISHED MCDOT SURVEY DATABASE POSITION AS CENTER OF SAID SECTION 5, SEE REF DOC 4.

④ CALCULATED POSITION, AS DISPLAYED HEREON, FITS WITH FOUND GLO LOT MONUMENT LOCATIONS.

⑤ CALCULATED POSITION, AS DISPLAYED HEREON, FITS WITH FOUND GLO LOT MONUMENT LOCATIONS.

⑥ FOUND GLO BRASS CAP 2.0 FT DOWN, ACCEPTED AS POSITION OF THE SOUTHEAST CORNER OF GLO LOT 40 OF SAID SECTION 5, CAP INSCRIBED WITH "S1/16".

⑦ FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 5.

⑧ CALCULATED POSITION, AS DISPLAYED HEREON, FITS WITH FOUND GLO LOT MONUMENT LOCATIONS.

⑨ ACCEPTED PUBLISHED GDACS POSITION AS SOUTH QUARTER CORNER OF SAID SECTION 5, SEE REF DOC 4.

SCHEDULE B ITEMS:

② =PLOTTED

- THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY: I. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.

- MATTERS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN DOCKET 2397, PAGE 159, READING AS FOLLOWS:

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA; RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS IN SAID LAND;

RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES OVER THE NORTH, SOUTH, EAST, AND WEST PROPERTY LINES;

NOTE: PARTIAL RELEASE OF EASEMENT BY SOUTHWEST GAS CORPORATION, A CALIFORNIA CORPORATION:
RECORDED IN DOCUMENT NO. 2008-0413162
(PARCEL NO. 2)

- MATTERS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN DOCKET 2904, PAGE 175, READING AS FOLLOWS:

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA; RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS IN SAID LAND;

RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES OVER THE NORTH, SOUTH, EAST, AND WEST PROPERTY LINES;

NOTE: PARTIAL RELEASE OF EASEMENT BY SOUTHWEST GAS CORPORATION, A CALIFORNIA CORPORATION:
RECORDED IN DOCUMENT NO. 2008-0413163
(PARCEL NO. 1)

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: 2019
- RIGHTS OF PARTIES IN POSSESSION.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
- ADVERSE MATTERS THAT MAY BE REVEALED BY AN INSPECTION OF THE LAND.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
- LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.

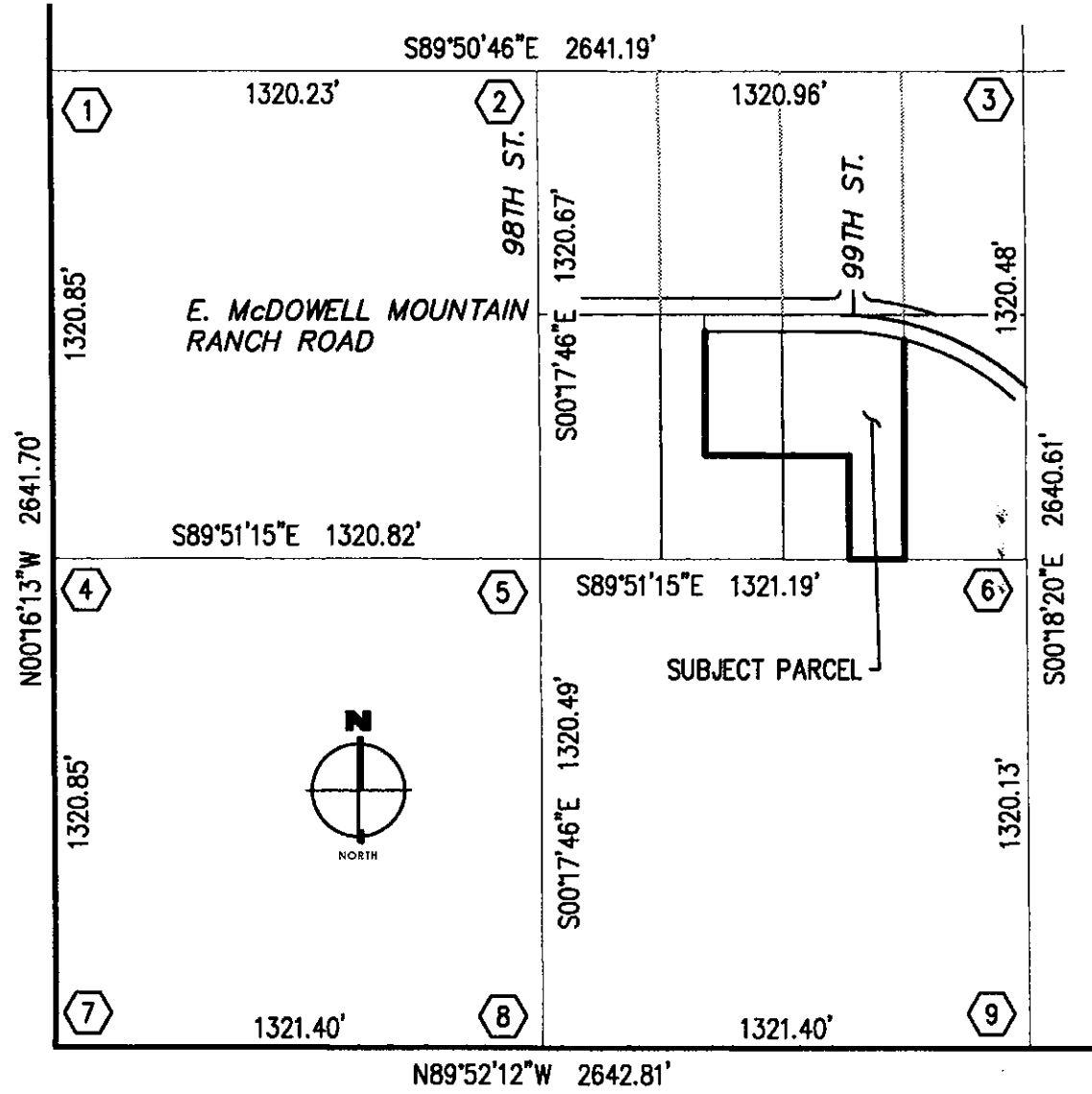
REFERENCE DOCUMENTS

- CONDOMINIUM PLAT GRAYTHRON MCR BOOK 1325, PAGE 44.
- FINAL PLAT FOR HOURSEMANS PARK MCR BOOK 574, PAGE 49.
- BLM DEPENDENT RESURVEY SUBDIVISION OF SECTIONS 5 & 6, 00136, DATED 3-14-1952
- MCDOT GDACS PLAT T3N, R5E MCR BOOK 752, PAGE 33.
- MCDOT GDACS PLAT T4N, R5E MCR BOOK 700, PAGE 12.
- CITY OF SCOTTSDALE QUARTER SECTION MAP 35-51.
- MCR 1999-0821451.
- MCR 1999-1069622.
- MCR 1998-1114452.

SUBJECT PARCELS:

TITLE DOCUMENT INFORMATION:
COMPANY: LANDMARK TITLE ASSURANCE AGENCY OF ARIZONIA LLC & FIRST AMERICAN TITLE INSURANCE COMPANY
2555 E. CAMELBACK ROAD., STE. 275
PHOENIX ARIZONA, 85016
602-748-2800

TITLE OFFICER: MIKE BISHOP
DOC NUMBER: 6182421A-128-V60, DATED: 4-4-2019
TYPE: COMMITMENT FOR TITLE INSURANCE



VICINITY MAP SECTION 5 SW1/4, T3N, R5E, 1"=500'

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING N85°52'12"W BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 5, AND THE SOUTHWEST CORNER OF SAID SECTION 5.

BENCHMARK

THE BENCHMARK FOR THIS PROJECT IS WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, BEING A BRASS CAP FLUSH WITH PAVEMENT LOCATED NEXT TO THE RIGHT TURN LANE DIVIDING STRIP OF 98TH STREET AND JUST NORTH OF THE SOUTHERLY ENTRANCE TO NOTRE DAME PREP ACADEMY. SAID POINT ALSO BEING THE NORTHWEST CORNER OF GLO LOT 36 WITHIN SAID SECTION.

MCDOT UNIQUE ID 321, NAVD88 ELEVATION 1541.74 FEET.

FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS WITHIN ZONE 'X' & ZONE 'A' AS DESIGNATED BY FIRM MAP NUMBER 0401301340L, DATED OCTOBER 16TH 2013.

NOTES

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ALL DIMENSIONS ARE MEASURED UNLESS STATED OR NOTED OTHERWISE.

ZONING AND SETBACK INFORMATION, IF SHOWN OR STATED, IS BASED UPON PUBLICLY AVAILABLE DOCUMENTS FROM THE GOVERNING AGENCIES OF THIS SUBJECT PROPERTY. ZONING AND SETBACKS ARE SUBJECT TO CHANGES AND VARIANCES AT ANYTIME, THEREFORE LANDCOR CONSULTING WILL TAKE NO RESPONSIBILITY IN THESE MATTERS.

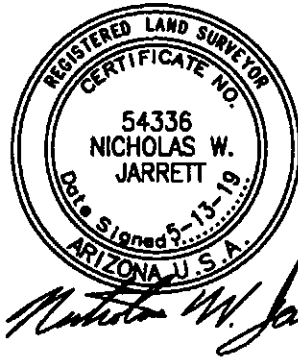
THE EASEMENTS DESCRIBED WITHIN THE COMMITMENT OF TITLE INSURENACE ARE SHOWN HEREON. NO WARRANTY IS GIVEN BY THIS SURVEY TO THE POSSIBILITY OF OTHER EASEMENTS OR RESTRICTIONS RECORDED OR NOT RECORDED THE COULD AFFECT THIS PROPERTY.

SURVEYORS NARRATIVE

THE SUBJECT PARCEL OF THIS SURVEY IS WITHIN THE SOUTHWEST QUARTER OF SECTION 5, T3N, R5E, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA. THE SUBJECT PARCEL OF THIS SURVEY IS BOUND BY THE SOUTH RIGHT OF WAY LINE OF EAST MCDOWELL MOUNTAIN RANCH ROAD ALONG WITH SURROUNDING GOVERNMENT LOTS AS SHOWN HERE ON. OCCUPATION AND MONUMENTS ARE IN HARMONY ON THE SUBJECT PARCEL AND SURROUNDING AREA.

SURVEYORS CERTIFICATION

I, NICHOLAS W. JARRETT, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA, HOLDING ARIZONA PROFESSIONAL SURVEYOR LICENSE NUMBER 54336 AS PRESCRIBED BY THE STATE OF ARIZONA, AND THAT THE SURVEY OF THE DESCRIBED PROPERTY HERON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF APRIL, 2019. FURTHERMORE, ALL MEASUREMENTS AND DIMENSIONS ARE SHOWN TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

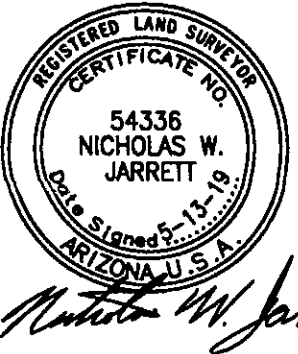


ALTA/NSPS CERTIFICATION

TO LANDMARK TITLE ASSURANCE AGENCY, FIRST AMERICAN TITLE INSURANCE COMPANY, AND RYAN COMPANIES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A(1), 8, 9, 13 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN THE MONTH OF APRIL 2019.

DATE OF PLAT OR MAP: 5-13-19
NICHOLAS W. JARRETT



8-ZN-2019
5/13/2019

SENIOR LIVING AT MCDOWELL MOUNTAIN RANCH

ALTA SURVEY

SCOTTSDALE, ARIZONA

DATE:

REVISIONS:

ALTA
SURVEY

DATE: 5-13-19

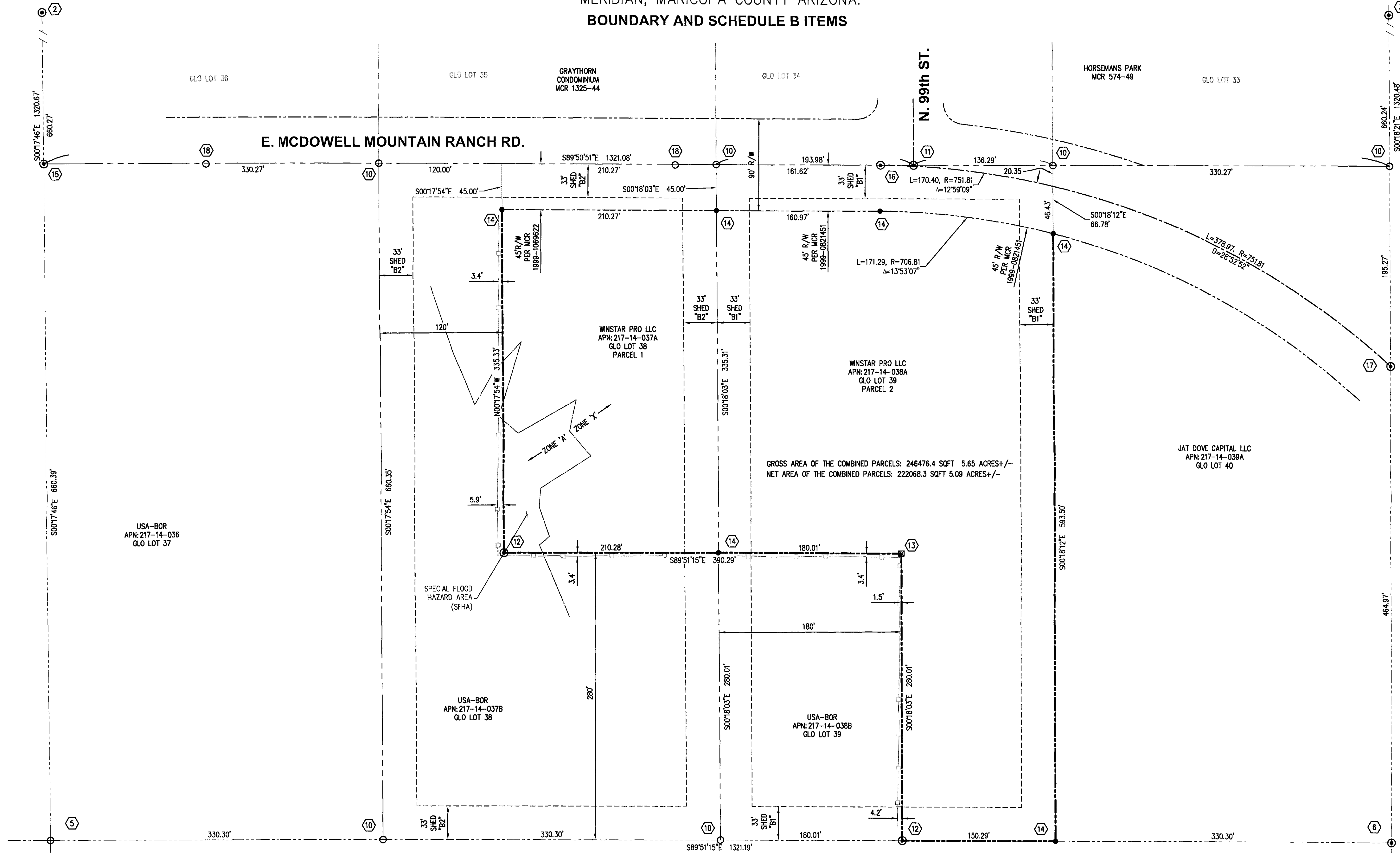
PROJ. #: 1617

1 of 3

ALTA/NSPS LAND TITLE SURVEY

PORTION OF THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 3 NORTH, RANGE 5 EAST, GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY ARIZONA.

BOUNDARY AND SCHEDULE B ITEMS

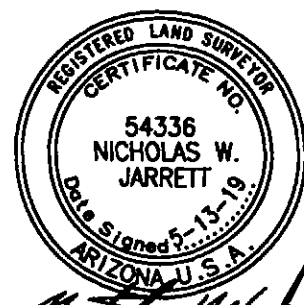


MONUMENT DESCRIPTIONS

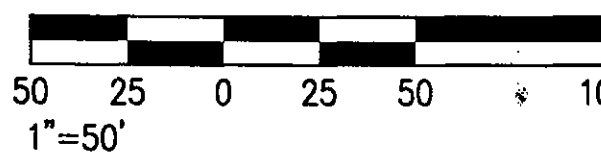
- (2) FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH, ACCEPTED AS THE NORTHWEST CORNER OF GLO LOT 36 OF SAID SECTION 5. ALSO ACCEPTED AS PROJECT BENCHMARK.
- (3) FOUND GLO CAP BENT, ACCEPTED PUBLISHED MCDOT SURVEY DATABASE POSITION AS CENTER OF SAID SECTION 5, SEE REF DOC 4.
- (5) CALCULATED POSITION, AS DISPLAYED HEREON, FITS WITH FOUND GLO LOT MONUMENT LOCATIONS.
- (6) FOUND GLO BRASS CAP 2.0 FT DOWN, ACCEPTED AS POSITION OF THE SOUTHEAST CORNER OF GLO LOT 40 OF SAID SECTION 5, CAP INSCRIBED WITH "S1/16".
- (10) CALCULATED POSITION, AS DISPLAYED HEREON, FITS WITH FOUND GLO LOT MONUMENT LOCATIONS, SEE REFERENCE #3.
- (11) FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH, ACCEPTED, REPRESENTS CENTERLINE TO 99TH STREET NORTH, 0.9' FEET +/- NORTH OF THE CENTERLINE OF EAST MCDOWELL RANCH ROAD. ALSO ON GOVERNMENT LOT LINE.
- (12) FOUND CITY OF DEPARTMENT OF THE INTERIOR BRASS CAP, ACCEPTED.
- (13) FOUND CITY CAPPED REBAR RLS 31021, ACCEPTED.
- (14) SET CAPPED 8" REBAR, RLS 54336.
- (15) FOUND AND ACCEPTED CITY OF SCOTTSDALE BRASS CAP FLUSH AS THE NORTHWEST CORNER OF GLO LOT 37.
- (16) FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH, ACCEPTED AS BEGINNING OF CURVE FOR CENTERLINE OF EAST MCDOWELL MOUNTAIN RANCH ROAD.
- (17) FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH, ACCEPTED AS END OF CURVE FOR CENTERLINE OF EAST MCDOWELL MOUNTAIN RANCH ROAD.
- (18) FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH, REJECTED. MONUMENTS ARE FOUND TO BE ONLY A REPRESENTATION OF THE NEW PLAT ROADWAYS IN MCR 1325-44, MONUMENTS ARE FOUND 0.6 FT +/- SOUTH OF THE GOVERNMENT LOT LINES AND LONG STANDING CENTERLINE OF EAST MCDOWELL RANCH ROAD.

LEGEND

- PROPERTY LINES
- SECTION LINES
- FENCE LINE
- EASEMENT LINES
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- OTHER PROPERTY LINES
- FLOOD ZONE LINE



Nicholas W. Jarrett



SENIOR LIVING AT MCDOWELL MOUNTAIN RANCH

ALTA SURVEY

SCOTTSDALE, ARIZONA

DATE:

REVISIONS:

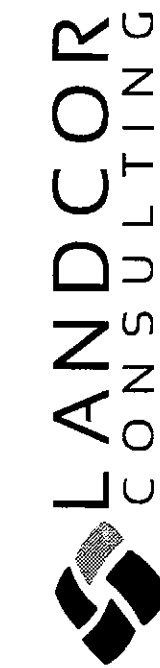
ALTA
SURVEY

DATE: 5-13-19

PROJ. #: 1617

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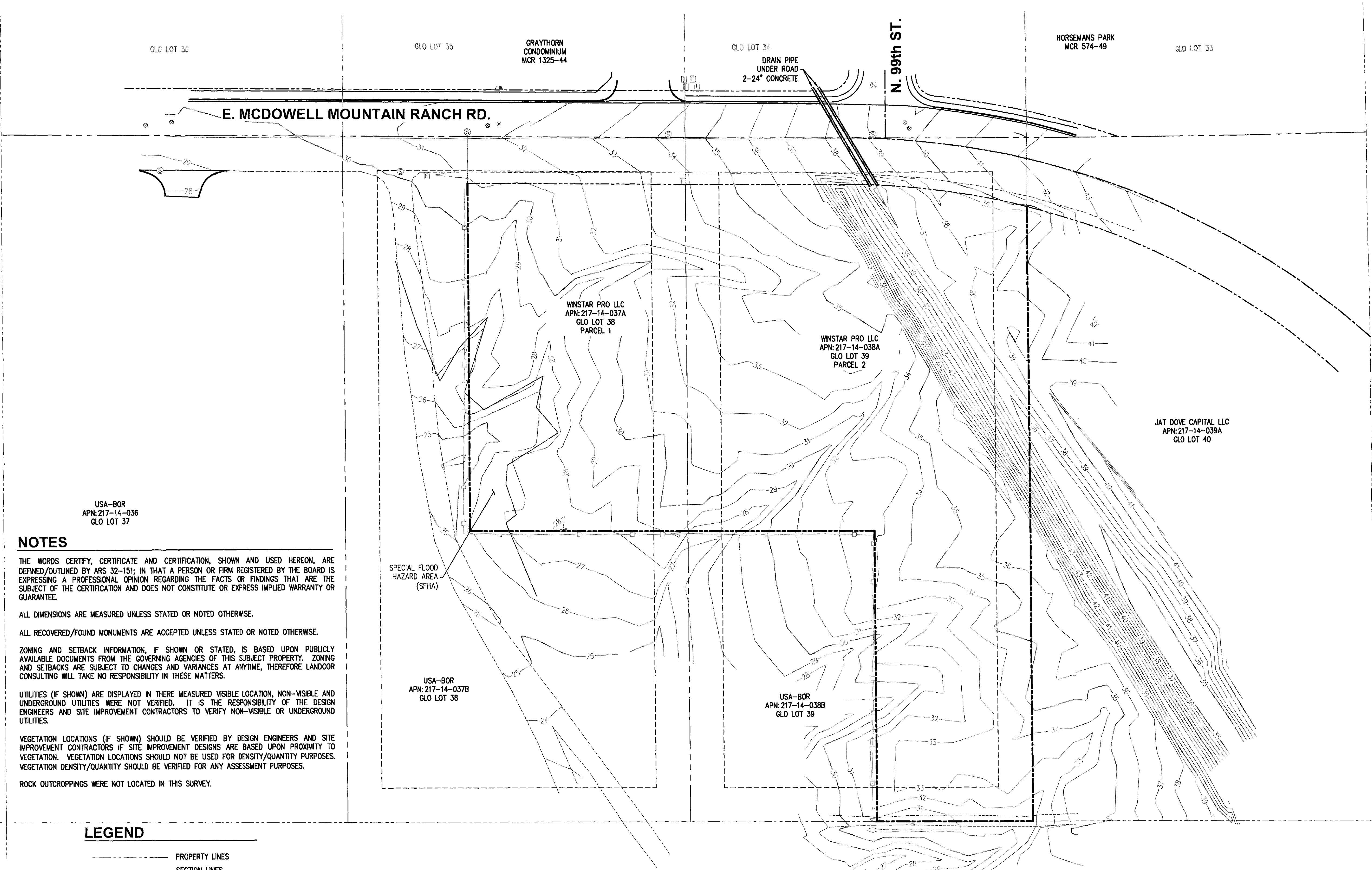
6859 E Rembrandt Ave #124
Mesa, AZ 85212
Ph: (480) 223-8573
landcorconsulting.com



ALTA/NSPS LAND TITLE SURVEY

PORTION OF THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 3 NORTH, RANGE 5 EAST, GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY ARIZONA.

TOPOGRAPHY



NOTES

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ALL RECOVERED/FOUND MONUMENTS ARE ACCEPTED UNLESS STATED OR NOTED OTHERWISE.

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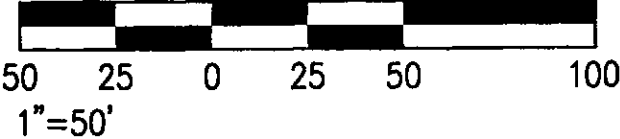
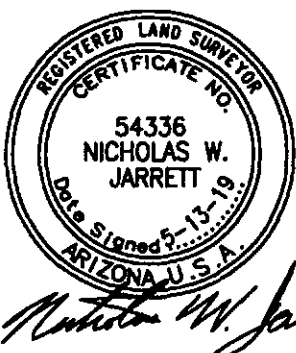
UTILITIES (IF SHOWN) ARE DISPLAYED IN THERE MEASURED VISIBLE LOCATION, NON-VISIBLE AND UNDERGROUND UTILITIES WERE NOT VERIFIED. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEERS AND SITE IMPROVEMENT CONTRACTORS TO VERIFY NON-VISIBLE OR UNDERGROUND UTILITIES.

VEGETATION LOCATIONS (IF SHOWN) SHOULD BE VERIFIED BY DESIGN ENGINEERS AND SITE IMPROVEMENT CONTRACTORS IF SITE IMPROVEMENT DESIGNS ARE BASED UPON PROXIMITY TO VEGETATION. VEGETATION LOCATIONS SHOULD NOT BE USED FOR DENSITY/QUANTITY PURPOSES. VEGETATION DENSITY/QUANTITY SHOULD BE VERIFIED FOR ANY ASSESSMENT PURPOSES.

ROCK OUTCROPPINGS WERE NOT LOCATED IN THIS SURVEY.

LEGEND

- PROPERTY LINES
- SECTION LINES
- FENCE LINE
- EASEMENT LINES
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- OTHER PROPERTY LINES
- FLOOD ZONE LINE
- EDGE OF PAVEMENT
- CONCRETE
- SEWER MANHOLE
- ELECTRIC BOX
- VALVE
- FIRE HYDRANT



SENIOR LIVING AT MCDOWELL MOUNTAIN RANCH
ALTA SURVEY
SCOTTSDALE, ARIZONA

DATE:	
REVISIONS:	
ALTA SURVEY	
DATE:	5-13-19
PROJ. #:	1617
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